

WASCANA CENTRE 1999 MASTER PLAN



Wascana Centre Authority

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WASCANA CENTRE 1999 MASTER PLAN

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Introduction and Summary

This is the eighth sequential master plan for Wascana Centre. These plans represent a continuity in the planning of a development area which is extremely rare in Canada and indeed, the world. It has come about because the planning process has been legislated into law and the plan with its amendments is central to the operation of the Wascana Centre Authority. The result is an area of immeasurable workplace, educational and recreational benefit to the City of Regina and the Province of Saskatchewan.

The report begins by describing the planning and administrative process and outlining the history and main contents of successive plans for the Centre and for some of its subcomponents. The report then deals with Wascana Lake as a special entity, followed first by general considerations, then detailed examination of various development areas, and then its urban and rural context. The report concludes with a condensed list of implementation items.

Significant Changes Since the 1992 Plan

Among many relatively minor changes made in this plan, there have been three of particular significance.

Wascana Lake: The plan addresses the various functions of lake use including recreation, education, and irrigation. It sets out a program for deepening the lower pond (the lake west of Broad Street) which is necessary to improve recreational use and water-carrying capacity in the short term and prevent sedimentation transforming it into a marsh in the long term.

University of Regina Campus: The University plan has undergone a major master plan revision which has implications on its control of land. The main campus is now seen as having three distinct yet interrelated parts: the academic core, the Saskatchewan Indian Federated Colleges campus, and the Regina Research Park. Each is under different but interlocking management structures. The University has released control of the land for the Research Park to a joint venture between the Saskatchewan Opportunities Corporation and the University itself. A similar arrangement is underway for the S.I.A.S.T. This leaves the University with limited expansion opportunities on the present site, so Wascana East is seen as the area for its long term expansion.

Wascana East: With the decommissioning of the Plains Health Centre and its occupation by the Saskatchewan Institute of Applied Science and Technology, the area is undergoing major change to land use. It is seen as the place for future expansion of the University and S.I.A.S.T., a place for other post-secondary education facilities, and long term expansion of the Research Park. A physical master plan which implements these intentions and establishes locations for the various elements has not been

prepared, but is expected as an amendment to the Wascana Centre Master Plan in the future.

Wascana Lake

In previous plans, the lake was considered as a background condition. Issues dealing with it were distributed throughout the plan. In this 1999 Plan, consideration of the lake has been focused in a separate section. Flooding, irrigation supply, water quality and quantity, recreational, wildlife and educational uses are discussed.

The lake is divided into two zones separated by the Broad Street Bridge. In the lower or western pond, the emphasis is on recreation. In the upper or eastern pond, the emphasis is on wildlife habitat, education, and more gentle forms of water-based recreation. New to this plan is the idea of permitting limited canoe use on the upper pond at times when this does not conflict with waterfowl breeding.

Also new to this plan, and of profound consequence, is the stated objective to deepen the lower pond so as to improve both water quantity and quality and its ability to accommodate water-based recreation. Deepening is essential to bring an acceptable level of water quality and recreational use today, while in the long term it is needed to ensure the lake's continued existence, since otherwise sedimentation will in time convert it to first a marsh and later a meadow; a process well underway and visible particularly in the upper pond. A detailed implementation strategy to deepen and rehabilitate the lower pond has been established. The excavation material would be placed on Wascana Hill, Goose Island, and the north section of Wascana East.

The section concludes with a description of existing and proposed land-based support facilities for lake use including, new to this Plan, the establishment of an interpretation centre or station to assist the public understanding of the waterfowl reserve and the intention to establish water interpretation trails.

General Considerations

The land in the Centre contains a mix of institutional and recreational uses. The early plans emphasized future development, but because much of it has now been implemented, recent plans, including this one, deal with development in three categories: *mature areas* where the buildings and landscapes have been planned and implemented; *reserve areas* where general land use intentions are known but site planning is premature; and *developing areas* which are planned to accommodate further development.

This section of the report also deals with the general land use pattern at the Centre, the physical arrangement of buildings and landscapes, buildings with heritage merit, landscapes which merit preservation, edge conditions of the Centre, landscape character and management, roads (through routes, scenic drives, and access ways), trails, information systems, public art (new to this plan), and height limits of buildings within the Centre.

Development Areas

Wascana Centre is divided into nine development areas, and each is dealt with in some detail.

South of College Avenue: The site plan for this area remains unchanged. There is space, should it be needed, for expansion of the Royal Saskatchewan Museum and one new building. This part of the plan now contains a suggestion as to how the old Normal School might be preserved through private occupation but remaining within the Centre.

The Legislative Grounds: The 1992 Plan proposed the eventual demolition of three buildings: the Power House, the Walter Scott building, and the former Health building. The current Plan shows them as permanent. The legislative building remains set in expansive landscape grounds. Accommodation is made for the future construction of a large winter garden to its south, and a grassy, tree-flanked mall extends from this to the meadow in front of the T.C. Douglas building; interrupted by the Power House. Two future provincial office buildings are proposed to frame the southern meadow and complete the composition started by the T.C. Douglas building. The larger of the two sections of the original nursery continues that function. The smaller section is converted to parkland.

Wascana Headland contains the Queen building, Wascana Place, picnic grounds, marina, and the land base for active water sports. There is provision for "The Pier" a multipurpose entertainment facility to accommodate food service, exhibitions, films, theatre, dance, selected retail and additional boat storage.

Saskatchewan Centre of the Arts: The Plan has sites for two new buildings on the parking lot site. The adjacent Goose Island is one of the sites proposed to take some of the fill from deepening the lower pond. It will be landscaped as a naturalized passive recreation area taking advantage of views over Waterfowl Park.

Goose Hill Park/Family Parkland contains the Science Centre and Imax Theatre along with parkland and trails. New to the 1999 Plan is the idea of incorporating an additional building site and a place for the interpretation of wildlife in the Waterfowl Park, with an associated canoe launch dock. The Waterfowl Park boardwalk over the old flume bridge continues as an intention of the Plan.

Douglas Park/Arboretum contains one of the City's major sports complexes and picnic grounds as well as Wascana Hill, proposed arboretum and conservatory, overwintering structure for waterfowl, and the W.C.A. Production greenhouses. The further development of Wascana Hill is now tied to the excavation strategy for the lower pond. A portion of the Waterfowl Park contains a grassland zone with some of the last original prairie grasslands in the region. The Plan for this area is not changed since 1992.

University of Regina Main Campus: The site selection process for the campus was the original spark that resulted in the establishment of Wascana Centre. Planning for the University led the planning for the Centre in the early days, but after the initial growth the University relied for many years on the Wascana Centre Plan to define its own planning intentions. The University has once again taken the planning initiative in its area and major changes are proposed, which have now been incorporated in this 1999 Plan. The campus is now formally divided into an academic core, a research park, and a campus for the Saskatchewan Indian Federated Colleges.

The Regina Research Park: The University of Regina and the Saskatchewan Opportunities Corporation have joined forces to plan a major Research Park in the south section of the main campus. The plan is focused around a generous landscaped space, counterpart to the Academic Green. Both central spaces are to be connected by means of the University Mall.

Wascana East is an area where considerable change is contemplated. Together with U of R and the Research Park, it is intended to form a "Knowledge Corridor". The Plains Centre building is being converted and expanded to the consolidated campus of the Saskatchewan Institute of Applied Science and Technology. The remaining area is a university, post-secondary education and research reserve. The extreme northern section is one of the receiving sites for fill from the deepening of the lower pond.

Urban and Rural Context

Wascana Centre is the largest component of a city-wide greenspace system. There is continuity of trails and drives through the Centre. Its adjacency to the downtown core establishes a transition zone in which the Centre exercises an influence on design quality. In fact, development all around the Centre affects the quality of the experience inside it. In cooperation with the City Planning Department, the W.C.A. seeks to limit the height of proposed development within a four or five block zone to thirteen metres, or the average height of trees in the Centre.

In 1973 an extensive study was undertaken to establish view protection of the dome of the Legislative Building from key points throughout the City. A recent review of these locations has established that subsequent development in buildings, landscape, and signage has obscured all but one of these views. The view corridor requirements have therefore been removed from the Plan.

Upstream development has a continuing influence on the supply of lakewater and its burden of silt. This Plan proposes, as did its immediate predecessor, the development of a "Wascana Creek Reserve" to protect the upstream environment from excessive development.

Design Review

The Authority has delegated its review and approval power for routine design review of minor improvements to its staff. Design Review guidelines for staff and the various advisory committees are now included in the Plan.

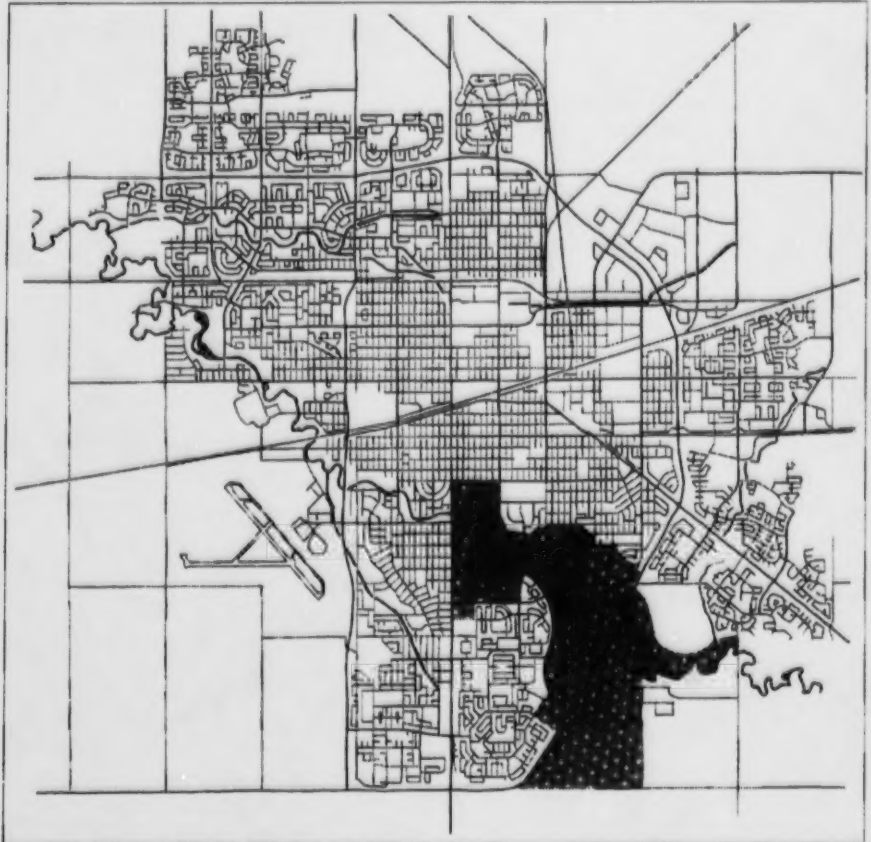
Section 1

Background

This section reviews the mandate of Wascana Centre Authority, the nature of the Master Plan Review and the history of planning in the Centre.

1.1 Wascana Centre Act and Authority

Wascana Centre Authority and its mandate were established by an Act of the Provincial Legislature in 1962. It was a bold and imaginative step, establishing and supporting an unusually rational system of development and maintenance of a large segment of the City of Regina. The result is an environment of world stature, a place which is both parkland and development area, a place with a unique combination of architectural and landscape quality.

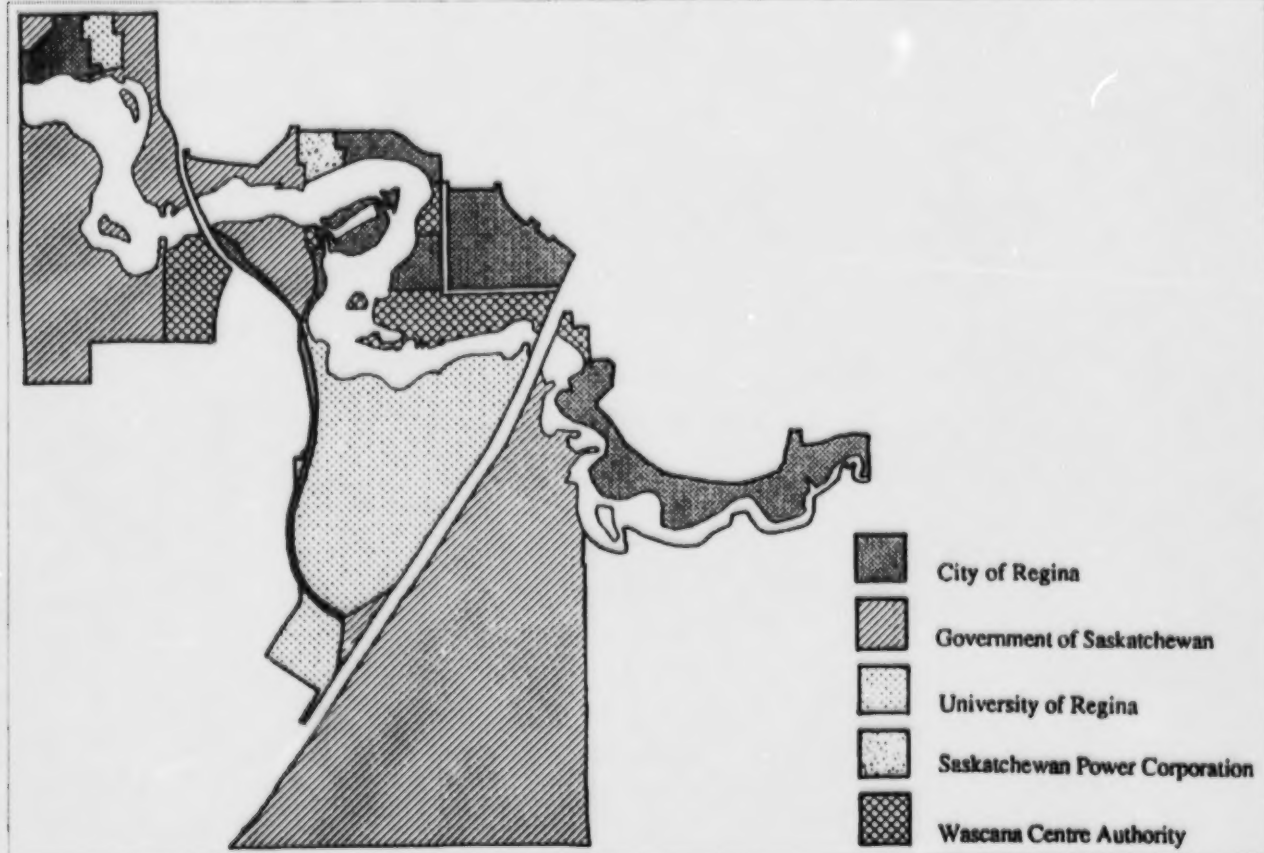


1. *Wascana Centre in the City of Regina*

A Statutory Partnership of Public Land Owners

The Act begins by establishing the partners in the ownership and development of the Centre: the Government of Saskatchewan, the City of Regina, and the University of Regina. These are represented through Wascana Centre Authority, a statutory corporation consisting of eleven members—five appointed by the Government, three by the City, and three by the University—whose mandate it is to implement the Act.

The land remains in the ownership of the various parties, although some acquisitions have been made directly by Wascana Centre Authority. The diagram below illustrates land ownership in a general and schematic way. Upon request, more detailed information can be provided by Wascana Centre Authority.

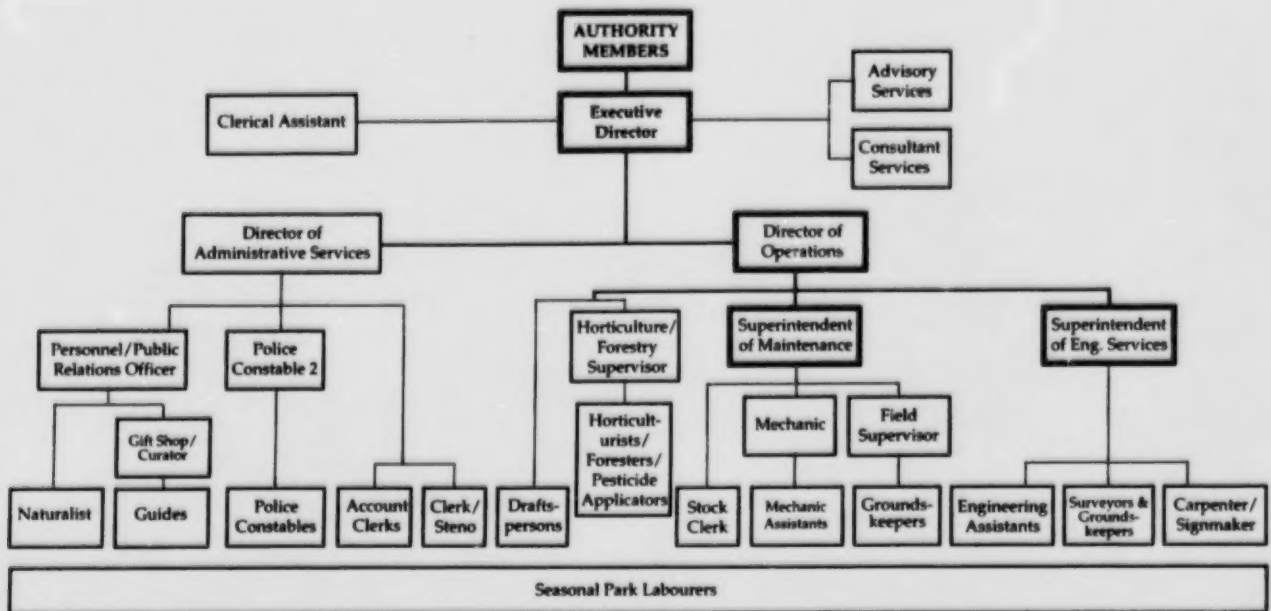


2. Generalized Land Ownership

The uses assigned to buildings and other facilities within the boundaries of the Centre are also defined by the Act. They can only serve one or more of five purposes—the development of the seat of government, the advancement of the cultural arts, the enlargement of educational opportunities, the improvement of recreational facilities and the conservation of the environment.

The Authority has particular and legislated responsibility for the installation and maintenance of landscapes, recreation and service facilities, using a budget to which the participating parties contribute.

The work of the Authority is carried out by a full time staff organized as shown in the chart below. The positions outlined in heavy line carry prime responsibility for ensuring that the management and development of the Centre is governed by the Master Plan's goals and principles.



3. Organization Chart, Wascana Centre Authority

A Master Plan for Coordinated Development and Preservation

The Act stipulates that building and landscape development should be in conformity with a Master Plan prepared and updated by an Architect Planner. The purpose of the Plan is to co-ordinate the character, siting, access and landscape setting of facilities within Wascana Centre. The Plan identifies the existing facilities and landscapes which are to remain and sets out known development intentions for future use.

It also establishes the overall image and character of the Centre, general organization of uses and movement systems, intentions for specific land units, maintenance strategies, priorities for implementation, and proposes approaches to planning issues that are beyond the Centre's sole jurisdiction.

The sheer size and diversity of land use in the area means there is an occasional need for different sections to be the subject of a supporting master plan initiated by the land owner in question. Examples include the University Campus (1961, 1972, 1998), the Legislative Grounds (1975), Wascana East (1982) and the Regina Research Park (1998).

Implementing the Master Plan

All proposed projects are tested against the intent of the Master Plan. The process begins with a proponent's "expression of intent" to the Authority, who in turn forwards it to the Architect Planner for his advice as to whether the proposal is in compliance with the Master Plan, and if not, whether it would require a major or minor amendment. If it does comply, the proposal proceeds to the next planning stage.

If it does not comply, the proposal is abandoned or modified, or the Master Plan is amended to permit the proposed project. The Architect Planner advises as to whether the proposed amendment is major or minor. If major, the Authority undertakes public consultation. The amendment process ensures that the Plan is kept up to date and that it retains flexibility.

All accepted proposals are reviewed by Architectural and Engineering Advisory Committees at each phase of design.

Master Plan Review Process

In addition, the Master Plan is formally reviewed in public every seven years. At that time, completed projects and amendments made during the previous planning period are incorporated into the Plan. The next Master Plan review will occur in 2006.

Planning Horizon

The site plan illustrated in this report is projected to a *long range planning horizon*, in which planning principles and development intentions are extended to a vision of the ideal "mature state". Where only a land use intention for a piece of land is known, but not enough to establish a circulation and land use framework, it is set aside as a reserve, which may be put to interim use.

Parts of the Plan have a *mid-range* aspect as well. In these cases the report illustrates steps by which immediate and partial implementation would achieve many of the benefits of full building or landscape development.

Planning Participation

This Plan update is the result of the collaboration of the three participating parties (the Province of Saskatchewan, the University of Regina and the City of Regina), the Authority staff, and the general public.

At the outset of the review, the participating parties and the general public were invited to comment on the 1992 Plan and identify issues that should be addressed in the 1999 Plan. Following analysis and consolidation of identified issues, a series of drafts were prepared for both internal and public review, and then approved by the Authority.

1.2 Planning History

Wascana Centre as presently constituted is nearly forty years old, but its roots were established in the early part of the century.

1913 Mawson Plan

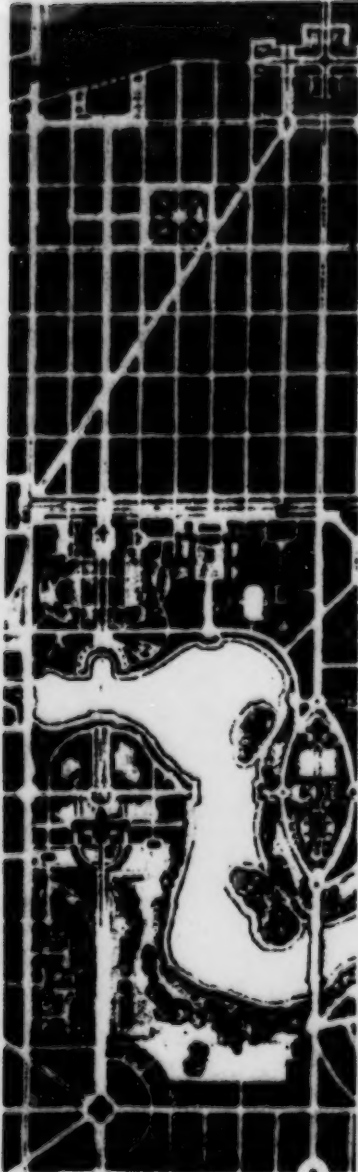
In 1908, construction of the Legislative Building began, designed by E. and W.S. Maxwell of Montreal. The Wascana Creek dam was improved at this same time.

In 1913, the year following the official opening of the Legislative Building, Thomas Mawson, an English landscape architect, was requested to prepare a plan for the Legislative Grounds. The plan included proposals for a large adjacent area, various government facilities and the Lieutenant Governor's residence on the east side of Wascana Lake. His plan is shown in the accompanying illustration. It set a pattern for development which is still apparent today in the Legislative Area, Wascana Lake and Park and the Qu'Appelle Diocese Lands.

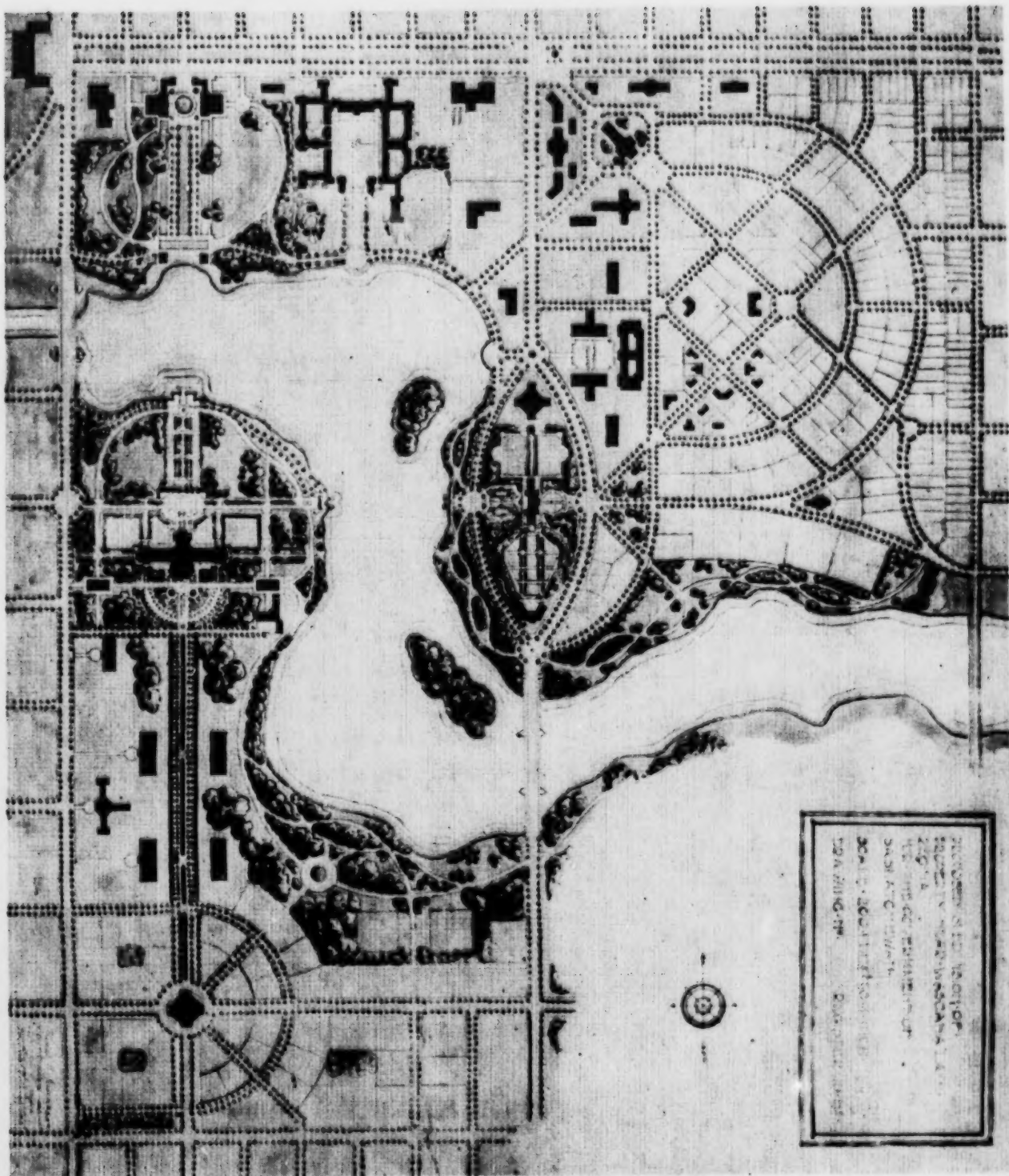
One portion that was not implemented was the Lieutenant Governor's residence centered on the old Broad Street alignment. Wascana Place, the headquarters of Wascana Centre Authority, now occupies this site and is aligned with the axis of the Legislative Building.

The landscape structure proposed for the Legislative Grounds was organized around a north-south Mall centered on the axis of the Legislative Building and an east-west driveway to the formal entrance of the building on the north side. The Mall was to have terminated on a prominent public building on the alignment of Twenty Third Avenue. It was also to have continued north of the Legislative Building and through Wascana Park to College Avenue.

Mawson also prepared a City Plan for Regina in 1914, part of which is illustrated to the left.



4. 1914 Mawson City Plan

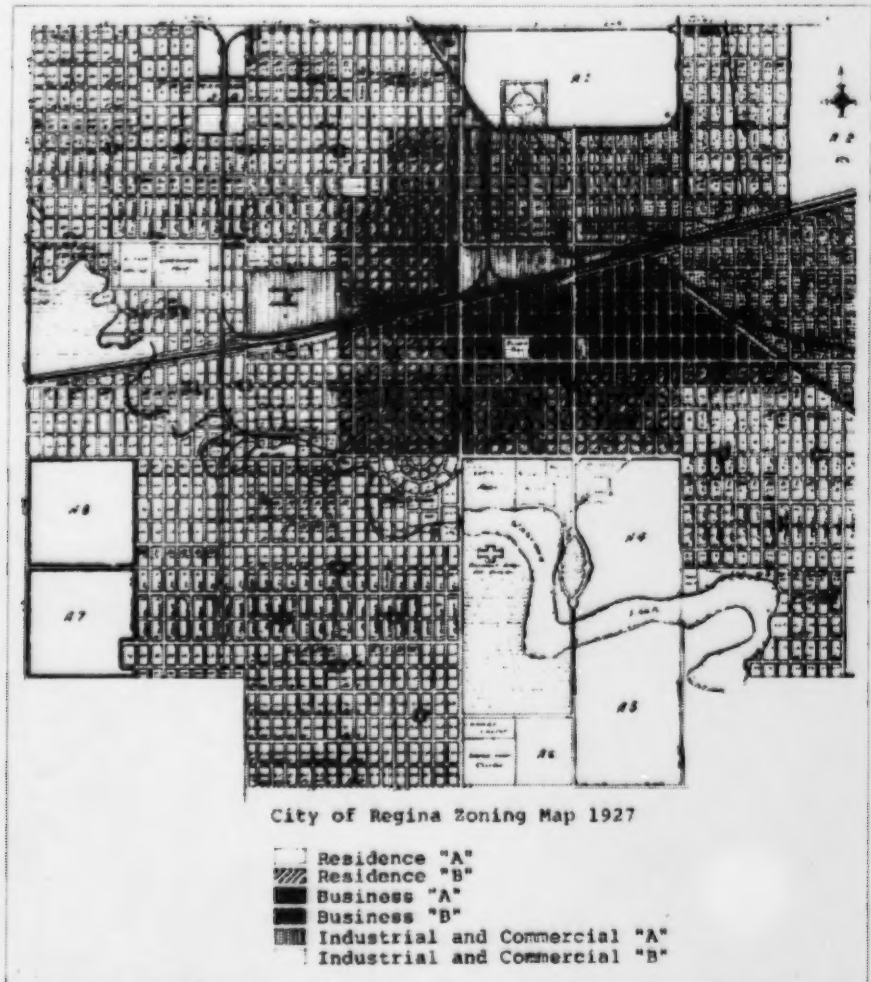


5. 1913 Mawson Plan, Legislative Grounds and Adjacent Areas

1927 Zoning Plan

From this auspicious start, master planning around Wascana Lake was all but forgotten for half a century. The city's growth, however, was directed by a number of succeeding plans.

With the onset of World War I, the Mawson City Plan was set aside before it could be fully established. The next major city planning effort began in 1924 and culminated in the City of Regina's Zoning Plan of 1927. By then the potential for the future Wascana Centre was firmly entrenched—the lake, public institutions, parks and open space formed an open oasis within the blocks of residential subdivisions.

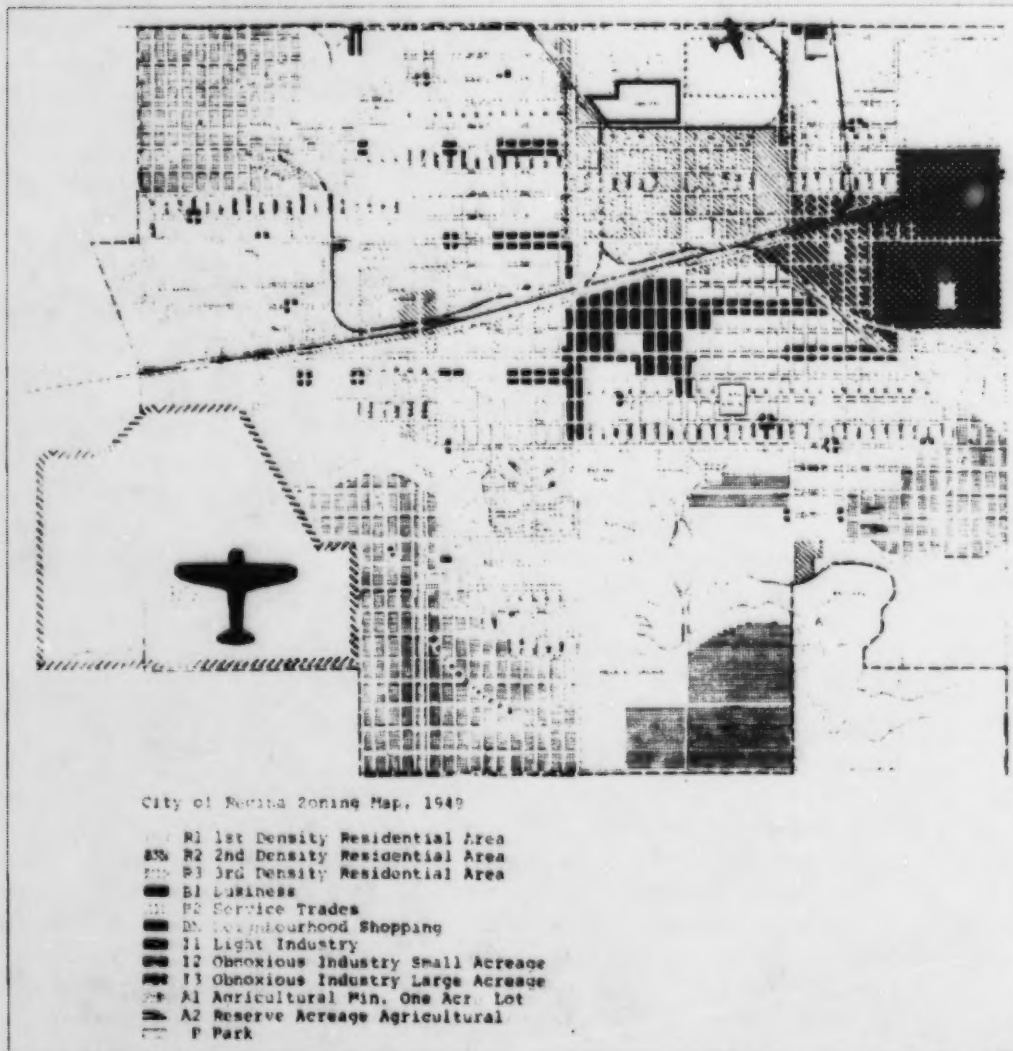


6. 1927 Zoning Plan

1948 Faludi City Plan

The 1927 Plan lasted for twenty years. Eugene Faludi was then commissioned in 1946 to prepare a new Master Plan for Regina, projected thirty years ahead to 1976. In this plan, most of the future Wascana Centre land area remains in public ownership or in open space, but the first intrusion of proposed residential land use north of 23rd Avenue and east of Broad Street also appears. This was later to result in one of the few flaws in the Wascana Centre landholding—the penetration of a private land use between Wascana Parkway and Hillsdale Street, creating an open space bottleneck at Lakeshore Drive.

Another interesting feature is the physical separation of the two arms of Broad Street around the site originally intended for the Lieutenant Governor's residence. The east lanes have taken over the role of carrying through traffic, while the west lane has become a scenic drive, a role it retains to this day.



7. 1948 Faludi City Plan

1962 Yamasaki/Church Plan

The idea of Wascana Centre was conceived during a search in 1960 for the new campus of what was to be the University of Saskatchewan, Regina Campus, later the University of Regina. Minoru Yamasaki, architect planner, and Thomas D. Church, landscape advisor, prepared the first Master Plan for Wascana Centre in 1962.

In the Legislative Grounds, the South Mall proposal was reinstated with buildings in its path to be demolished. The plan proposes a water mall with two side avenues, terminating in a large formal pool with a central fountain. It is shorter than Mawson's Mall, extending only to Hill Boulevard, but the disposition of freestanding buildings, two on each side, is similar. South of Hill Boulevard dispersed freestanding buildings are organized in clusters around a series of courtyards, with parkland and surface parking lots.

The Museum of Natural History (The Royal Saskatchewan Museum) had by this time been built, diagonally facing the intersection of College Avenue and Albert Street. Wascana Park is shown as it currently exists, except that it includes an extension of Wascana Drive to Albert Street. In the old University campus area, the existing buildings axially facing Cornwall, Scarth and Rose Streets remain, and a new building opposite Hamilton Street is proposed to complete the axial street orientations. A large parking lot, twice the size of that presently constructed, is also shown south of the University buildings. Other proposals here include a peninsula with a boathouse at its tip projecting into the lake north of Spruce Island, and a museum facing an outdoor water theatre incorporating some reshaping of Willow Island.

Various facilities feature the lake including a pavilion opposite the Queen Building, an observation platform on axis with the Legislative Building, two restaurants in what is now Goose Hill Park and Family Parkland, and an aquarium near the extension of 20th Avenue opposite Douglas Park. Douglas Park is shown with playing fields distributed throughout the area, and a 'mountain', now called Wascana Hill, with large circular observation platforms.

A 3,000 seat civic auditorium is shown flanked by parking lots. It is oriented to the northeast and faces a new bay to be dredged into the lake.

The new University campus plan included five major zones—academic core, undergraduate student housing, married student housing, sports fields, and research area. The academic core is shown as a compact series of buildings placed on one storey podia forming a series of courts and surrounded by a ring road and surface parking lots. It focuses on the library which faces a large formal entry drive and the lake. Dormitories are arranged around free-form courtyards. South of Wascana Parkway are five quadrangles for married student housing. Sports fields are located adjacent to the Bypass Expressway (now the Trans-Canada Highway Bypass). A small area for research is allocated on the outskirts of the campus next to the lake.



8. 1962 Yamasaki Master Plan

1967 Yamasaki/Church Review

The first five year Master Plan Review in 1967, also prepared by Yamasaki and Church, followed basically the same scheme, with some minor revisions. There is the addition of a location for the Wascana Authority headquarters building in almost its present location. Prophetically, it is shown as the only small courtyarded—or central atrium—building on the Plan. The viewing platform on axis with the Legislative Building has been reduced to more manageable size and the boathouse peninsula is removed to be replaced by a less ambitious boat club and marina, shown fairly close to its present position. The restaurants and extensive recreation facilities remain on the shore near Family Parkland as do the aquarium and recreation facilities adjacent to Douglas Park, west of Wascana Drive. The playing fields of Douglas Park have been consolidated to make room for a formal garden. The proposed botanical conservatory is also somewhat reduced.

At the University's main campus, the residences have been brought into a more compact and integrated relationship with the main academic area, backed up by large parking garages. The sports fields are realigned to the south of the landholding. The married student quadrangles remain as they were. The 'civic auditorium' (now the Saskatchewan Centre of the Arts) has been reoriented to its present location.

Land east of the Trans-Canada Highway has been added to the planning area, although nothing is shown on it except the notation 'Base Hospital'.



9. 1967 Yamasaki Master Plan Review

1972 Long Plan

In 1969, Jack Long of Calgary was appointed architect planner. His 1972 Plan brought further changes, although many major themes were retained. There was a noticeable change in attitude towards Wascana Centre's context in the City and region. This was considered of sufficient importance to warrant the extension of the Master Plan drawings to encompass the surrounding neighbourhoods and to relate the plan to its setting in Saskatchewan. The two major expressions of this contextual approach were the consideration of Cornwall Street and its surroundings as a pedestrian oriented 'village' connecting downtown, and in particular Victoria Park, with Wascana Centre, and lay-bys on the Trans-Canada Highway where travellers could stop their cars and look across Wascana Centre to the city skyline.

In the Legislative Grounds, the south Mall proposal is transformed to an interior winter garden surrounded by loosely aligned modular buildings. Most of the government office functions were to be contained in the area north of Hill Boulevard, which left the remaining portions of the Legislative Grounds occupied by a much looser array of small buildings oriented around the old Broad Street alignment. By the time the Plan was prepared, the Nursery, originally intended to be temporary, had been developed in its present location and is retained in this 1972 Plan.

The family amusement facilities are reduced in number and one of the restaurants has disappeared.

The Wascana Centre Authority headquarters building is moved to the old Broad Street abutment projecting out into the lake, a prominent site with a commanding view.

By 1972, it had become apparent that the University growth was not to be as prolific as that envisaged in 1962 and 1969. In the plan, the buildings are brought closer together, now almost all within the area of the previously proposed academic core. They are oriented around a single large courtyard with a pond as a focal point. The married student residences are replaced by research institutions and the remaining land is occupied by a golf course. It is in the Wascana East area, on the other side of the Trans-Canada Highway, that the greatest changes are proposed. A new reservoir is proposed to provide for the increased irrigation water requirements for that part of Wascana Centre. The theme of water is then carried through to a Water Mall around which the Plains Health Centre and Saskatchewan Institute of Applied Science and Technology (Formerly W.I.A.A.S.) are organized. South of this, an experimental residential community and farm is proposed.

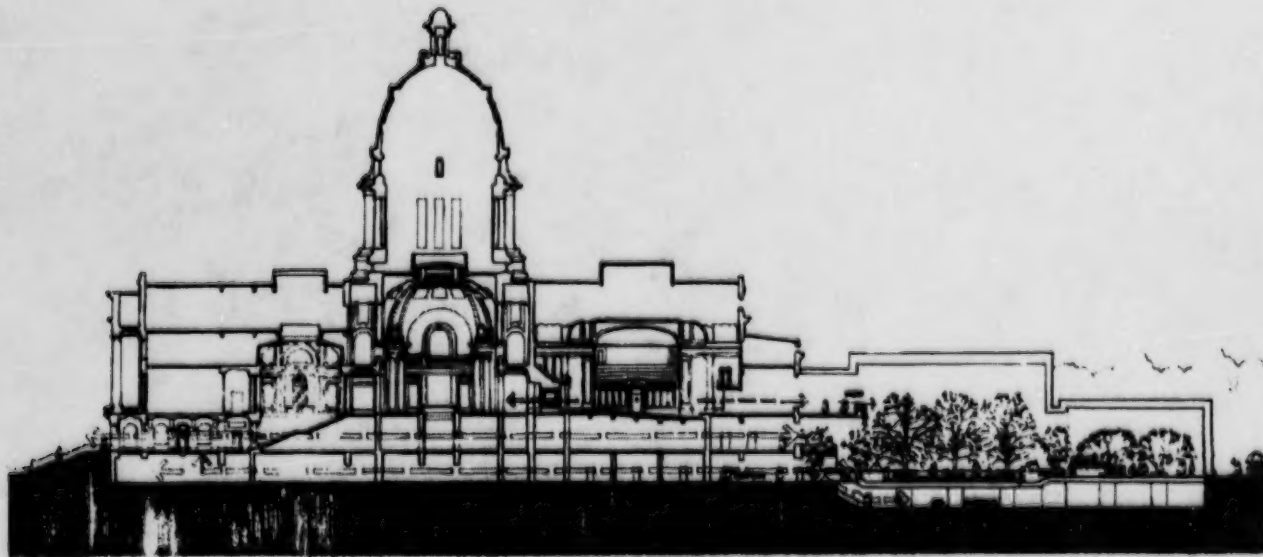
This plan was never approved by Wascana Centre Authority as an official Master Plan.

1975 Legislative Area Plan

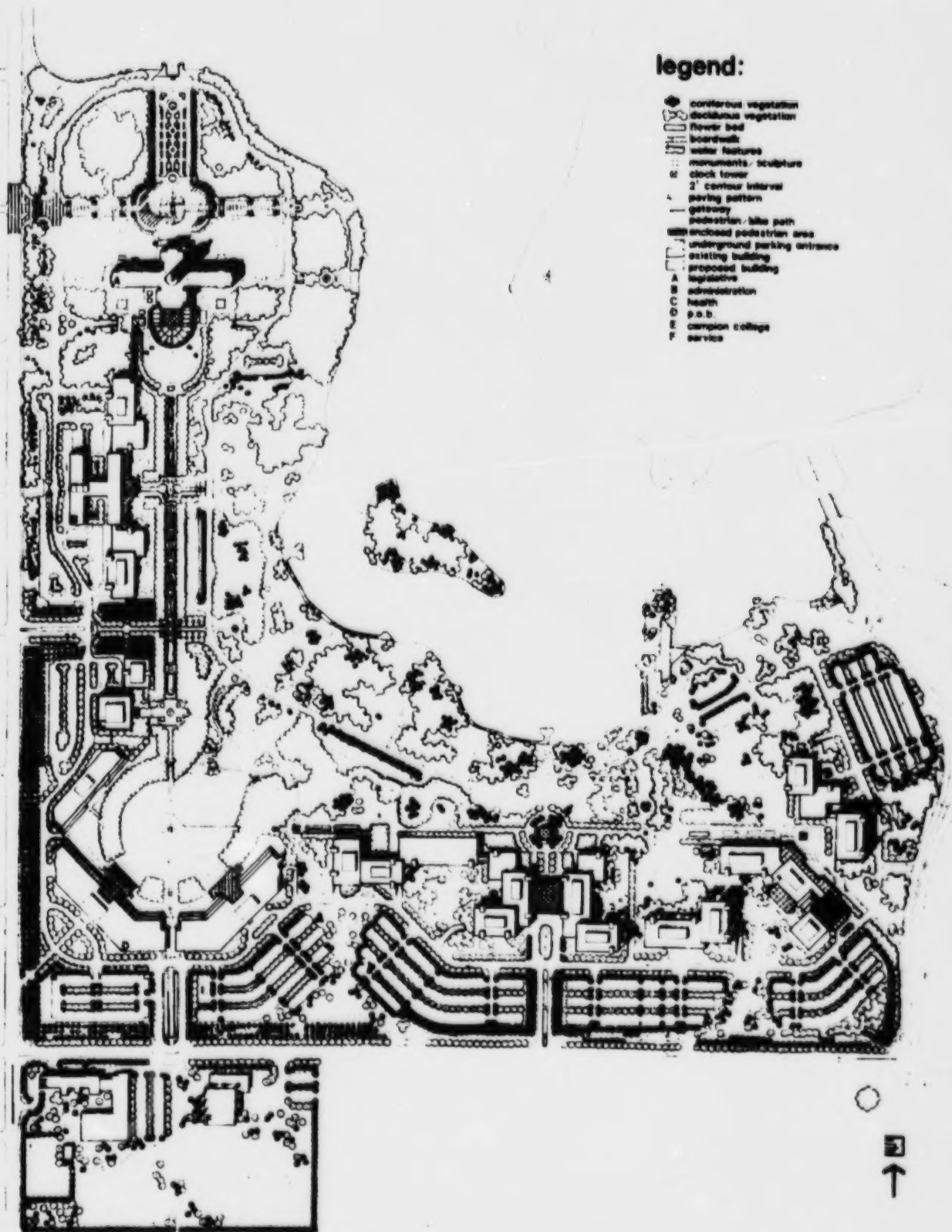
In 1975, Project Planning Associates of Toronto was commissioned by the Province of Saskatchewan to prepare a Master Plan for the Legislative Grounds during a time of great growth expectations. The south Mall is once again shown as an outdoor space, defined by landscape, but now terminated at each end and flanked in a different and perhaps more contained way than previously considered. The north termination is a large conservatory or winter garden attached to the rear of the Legislative Building. The south termination is a circular meadow surrounded by terraced buildings. The Mall is to be flanked by buildings on one side only, a more or less continuous building frontage to the west. To the east it opens out to open parkland and to the lake beyond.

The southern meadow also acts as a turning point for a new east-west Mall organizing the southern Legislative Grounds once again as in the Yamasaki Plans, occupying all of the area to Broad Street with buildings and large surface parking lots.

By this time, the old Campion College grounds south of 23rd Avenue had been incorporated into Wascana Centre. A new energy plant is proposed in this location, since it would be relatively central to the final disposition of buildings constructed over the 50 years of the plan. In order to make room for all this development, the existing hospital building is proposed to be removed some time after 1995. The Nursery is also to make way for new office buildings.



11. Section through the Legislative Building and Proposed Conservatory



12. 1975 Project Planning Legislative Area Plan

1977 Long Review

The 1972 and 1975 planning processes highlighted an issue of particular concern to the architect planner and the Authority—the need for approval of (and commitment to) a given Master Plan by the participating parties. Accordingly, a new approach was taken during the preparation of the 1977 Plan Review. As requested by the architect planner, the plan was prepared, with his help, by a committee representing each participating party. The object was to ensure full approval of the Master Plan by directly involving the representatives in the formation of the Plan.

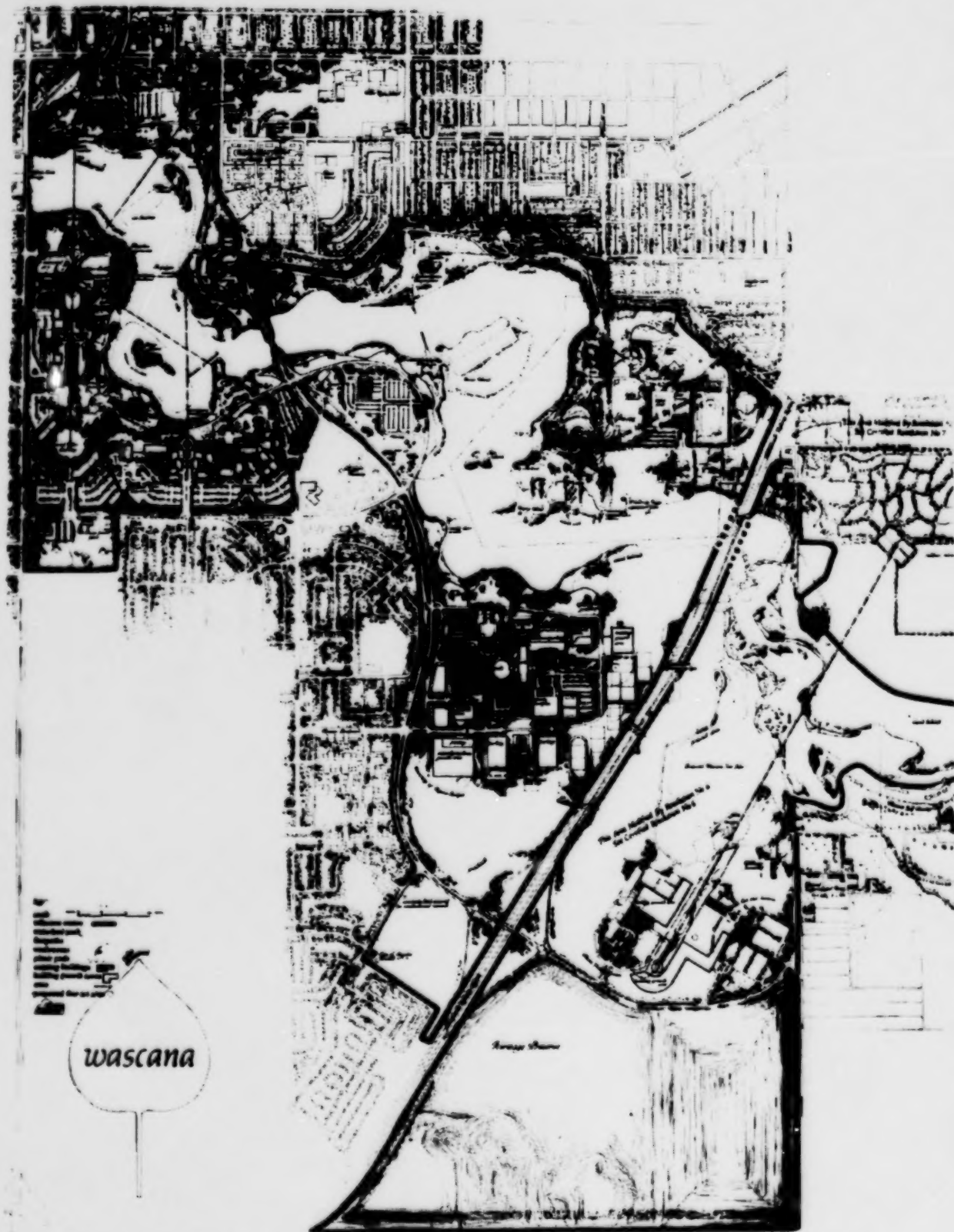
The 1977 Master Plan incorporated the Project Planning proposals without significant change. In other respects, it was a more modest interpretation of the 1972 proposals.

The old campus area on the south side of College Avenue is shown as it then existed, except for the addition of the CBC building to the south.

For the first time, the old Saskatchewan Power Plant, adjacent to Goose Hill Park, is shown as remaining, to be recycled as a research and museum facility.

The University buildings are even further consolidated, leaving significant areas of the campus as a land reserve.

In Wascana East, the reservoir and water Mall remain, but the experimental community has been replaced by a Heritage Reserve of agricultural character.



13. 1977 Long Master Plan Review

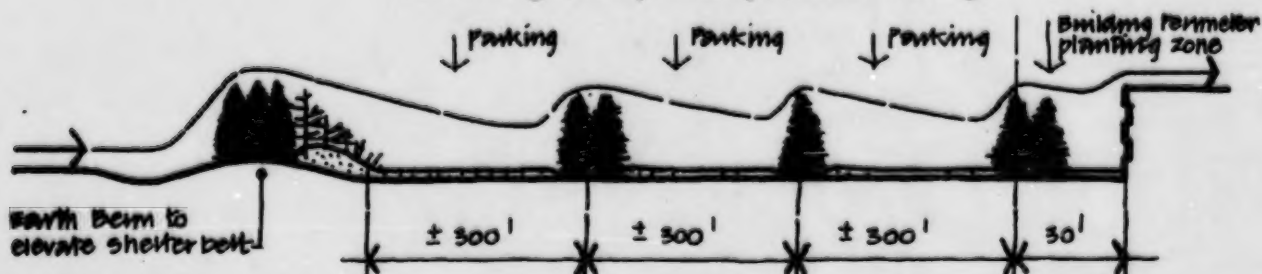
1982 Wascana East Plan

In 1981 Roger du Toit was appointed Architect Planner. By early 1982 his firm, du Toit Associates of Toronto completed a three phase Wascana East Long Range Development Plan for the Department of Government Services. Based on the expectation that the Plains Health Centre and the Wascana Institute of Applied Arts and Science (now the Saskatchewan Institute of Applied Science and Technology) would expand and consolidate, the du Toit Plan illustrated extensive development of both buildings and landscape.

To promote a compact and efficient development form, the Plan proposed that the two institutions expand towards each other and that new buildings be treated as contiguous extensions of existing buildings. The two road systems were to be integrated and organized as an interconnected street grid to give clarity and to allow for flexible circulation.

In the Plan, measures were also proposed that would ameliorate the effects of the harsh and snow-laden winter winds and optimize exposure to the sun. These measures would reduce maintenance costs and extend the use of outdoor spaces and facilities.

To promote use of the nearby lakeshore and to provide viewing access to the adjacent marsh habitat, the Plan proposed a system of scenic drives and trails through a richly landscaped lakeside setting.



14. Climate Modification Strategies



15. Wascana East Development Plan, 1981/82

1982 du Toit Associates Plan

By 1982, many development areas in Wascana Centre were approaching a state of maturity as demonstrated by the consistencies among the previous few Master Plans. The 1982 du Toit Plan distinguished between those areas which were then approaching a state of maturity and those areas which were yet to be "finished". In the mature areas, the Plan illustrated the existing developed condition and proposed minor refinements. For those areas still requiring planning, the Plan made suggestions for relatively new patterns of development. The 1982 Plan also continued a concern, first articulated in 1972, for the context of the Centre and the need to establish a mutually supportive relationship between City and Centre.

The 1975 Project Planning proposals (repeated in the 1977 Long Plan) for the Legislative Area were modified to give the Mall heightened definition by buildings, and to express visual and physical connections between the Mall and the lakeshore. The amount of development east of the Meadow was significantly reduced, and previously identified buildings sites replaced by a permanent nursery, thus recognizing that a continuous supply of plant material would be required for ongoing maintenance.

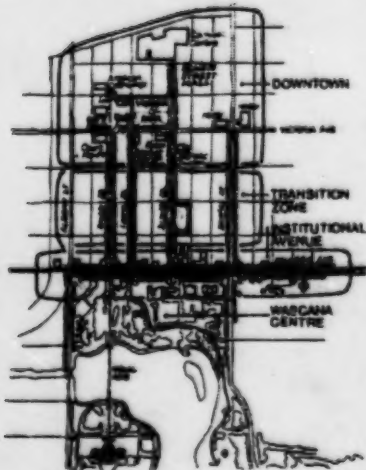
The Royal Saskatchewan Museum (known then as the Museum of Natural History) was shown with a significant addition and a revised vehicle approach and drop-off.

The 1982 Plan illustrated the former City of Regina Power Plant which was then being developed to accommodate a research and development centre as well as a public science museum.

The University campus was shown consolidated with the addition of new buildings which completed the interior pedestrian system and strengthened the central ceremonial space. An "Academic Green" was proposed that would provide a focus and a terminus for a landscaped Mall which, in turn, would act as the structuring device along which the southerly expansion of the campus would be organized.

The proposals for Wascana East, developed in the 1981/82 study, were incorporated into the Plan without change.

For the first time, the approved 1982 Master Plan included a written document as well as an overall plan. It was recognized that concepts, principles and strategies were fundamental aspects of the Plan, and that these could not adequately be conveyed in a single plan drawing.



16. Contextual Planning Issues:
Connections to Downtown (1982)



17. 1982 du Toit Master Plan

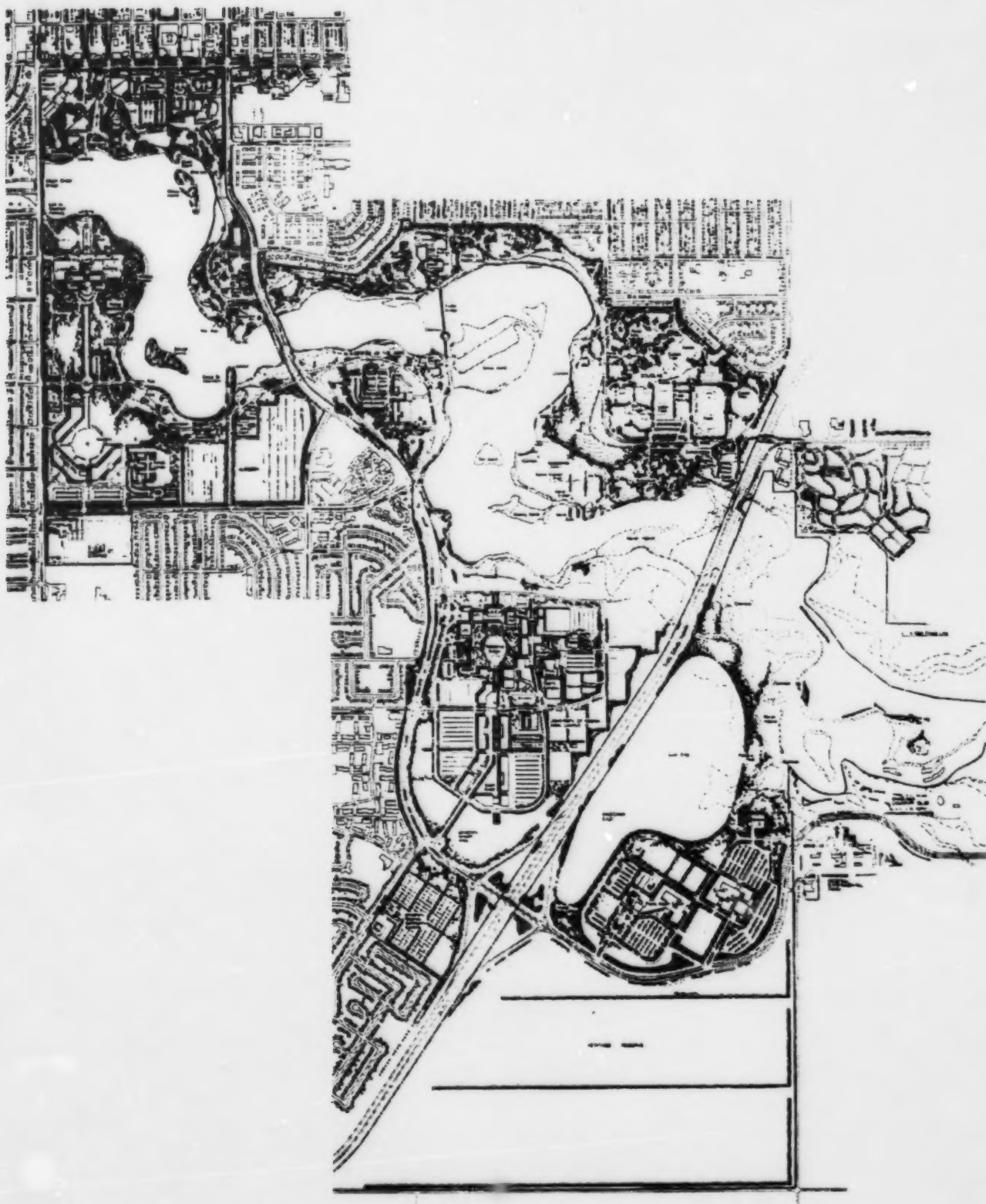
1987 du Toit Allsopp Hillier Plan

1987 saw a number of changes both to the Plan itself and in the approach towards its preparation and review. The Plan, which had traditionally been drawn to a planning horizon of one hundred years into the future, now included consideration of interim development stages. The written document became the primary reference and the drawing became a demonstration of the principles established in the report. A program for facilitating public participation was established to ensure that the Plan reflected broader values and perspectives.

The preservation of heritage buildings was addressed. Following adoption of the Plan, bylaws were instituted that stipulated procedures and conditions for the removal of any existing structure and for the identification of buildings with particular heritage significance.

There was a subtle but important shift in the treatment of open space. Whereas previously it had largely been seen as a component of other building-related development, open space was now assigned a land use status that permitted the long term preservation of some areas for recreation or other uses. Open space so designated could no longer be considered as being available for major redevelopment for other uses.

The amount of development shown in the Plan was reduced, reflecting the greater priority given to open space, as well as more realistic growth projections. The plan for the Legislative Grounds reduced the number of future government buildings and set out concepts for an extensive park-like setting for the Legislative Building. An extension to the Rehabilitation Centre was shown. The Saskatchewan Science Centre was shown more fully developed, with greater provision being made for parking and bus circulation. In the University area, a new north/south road was proposed within the main campus "ring road", the Academic Green became more informal, and the south campus was more clearly articulated as a research area. Garden plots were allocated south of Wascana Parkway. New development in Wascana East was considerably reduced to include modest expansions of the Plains Health Centre and the Saskatchewan Institute of Applied Science and Technology.



18. 1987 du Toit Allsopp Hillier Plan

1992 du Toit Allsopp Hillier Plan

There were not many significant changes to this Plan, in fact its production was delayed until 1995. Because of the slow rate of change, the Wascana Act was revised so that its legislated review would occur every seven years rather than five years previously.

Conservation rather than development was a major planning theme. Strategies for naturalization, water conservation and reduced maintenance of landscapes were introduced. So were the protection of special features: heritage buildings on the one hand and important landscapes on the other which resulted in about half of the Centre becoming "off bounds" to future major development. The location of Information Systems was added to the Plan.

While the Plan for the University did not change significantly in its basic structure, this was the only area which showed the any real development activity.



19. 1992 du Toit Allsopp Hillier Plan

1998 University of Regina Campus Plan

For the first time in several decades, the University undertook its own comprehensive development plan, prepared by the University of Regina Physical Plant and du Toit Allsopp Hillier, consultants. This approach has given the University greater ownership of its own future planning.

The decision to do this was partly an effort to bring the planning function "home" to the University and thereby reduce conflicts with the Authority's planning regime and partly to coincide with fundamental changes to land control.

The potential for major academic expansion to the south was replaced with the greater potential of a growing research park administered under a joint venture between the province—through the Saskatchewan Opportunities Corporation—and the University. Also, the plans of the Saskatchewan Indian Federated College had become more specific and needed to be incorporated into the general campus plan.

The campus plan focused on a more compact and built-up academic core without through streets, an east-west as well as north-west green spine, a distinct building identity for the Saskatchewan Indian Federated Colleges Campus, and many of the approaches previously set out in Wascana Centre's various master plans, but in much greater depth and with considerable involvement by the University community. A summary of the Plan appears in Section 4.7 of this 1999 Wascana Centre Plan.



20. 1998 University of Regina Campus Mid Range Demonstration Plan

1999 Research Park Plan

In 1988 and 1999 the Saskatchewan Opportunities Corporation prepared a master plan for the Regina Research Park and architectural designs for the next two buildings in it.

A main feature of the plan is the extension of University Mall to an octagonal "Research Plaza" surrounded by important building frontages. Research Drive has been reoriented so that the approach to the Research Plaza is directly on axis with the entrance feature and interior atrium of what will be one of the Park's signature buildings. Surface parking surrounds the octagon of buildings. Parking bays are separated by three metre landscaped strips. Three parkades provide the remaining stall requirement. The parking is accessed by means of a loop road, which also acts as the address for secondary buildings.

At present the northwest section of the Research Park is occupied by a large surface parking lot utilized by the University. As the park develops, 1,100 parking stalls within it are to remain available to the University. The remaining spaces in the plan provide for a ratio of approximately one stall for every 470 gross square foot of building area in the Park.

A secondary structure of pedestrian walkways radiates out from the central space to a trail encircling the Research Park, connecting with trails around the University and into the rest of Wascana Centre.



21. 1999 Regina Research Park Long Range Plan



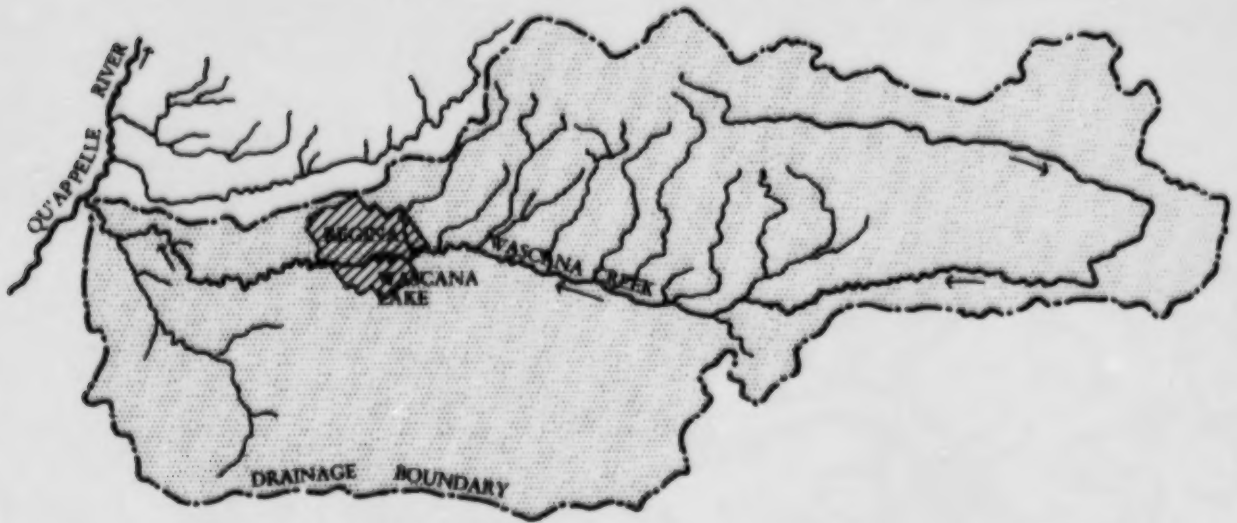
Section 2

Wascana Lake

This section deals with planning for the various uses of Wascana Lake. The lake is the dominant element that establishes the physical structure of Wascana Centre. It is the physical focus of the area, it is a major recreational, scenic, and educational resource and it irrigates the unique landscape which does so much to integrate the Centre and set it apart from its urban and agricultural surroundings. While the lake unites the Centre in these ways, it divides the land area into components and acts as a barrier between uses on opposite shores, a barrier which the circulation system and landscape structure seek to overcome.

2.1 Wascana Creek

Wascana Creek is a small stream which originates in poorly drained land southeast of Regina and flows away from the City until it reverses direction at Tyvan. Fed by many small tributaries, it meanders through flat agricultural land until it enters the City of Regina, where it is dammed at Albert Street to form Wascana Lake. The dam was first constructed before 1900 and has been rebuilt several times, most recently in 1974. The Creek relies on surface run-off for its supply of water, but because of the low topographic relief of the drainage basin, high rates of evaporation and loss of water through plant transpiration, only a small fraction of the annual precipitation shows up in the Creek as runoff. Both the creek and lake therefore, rely on the spring runoff for most of their water supply.



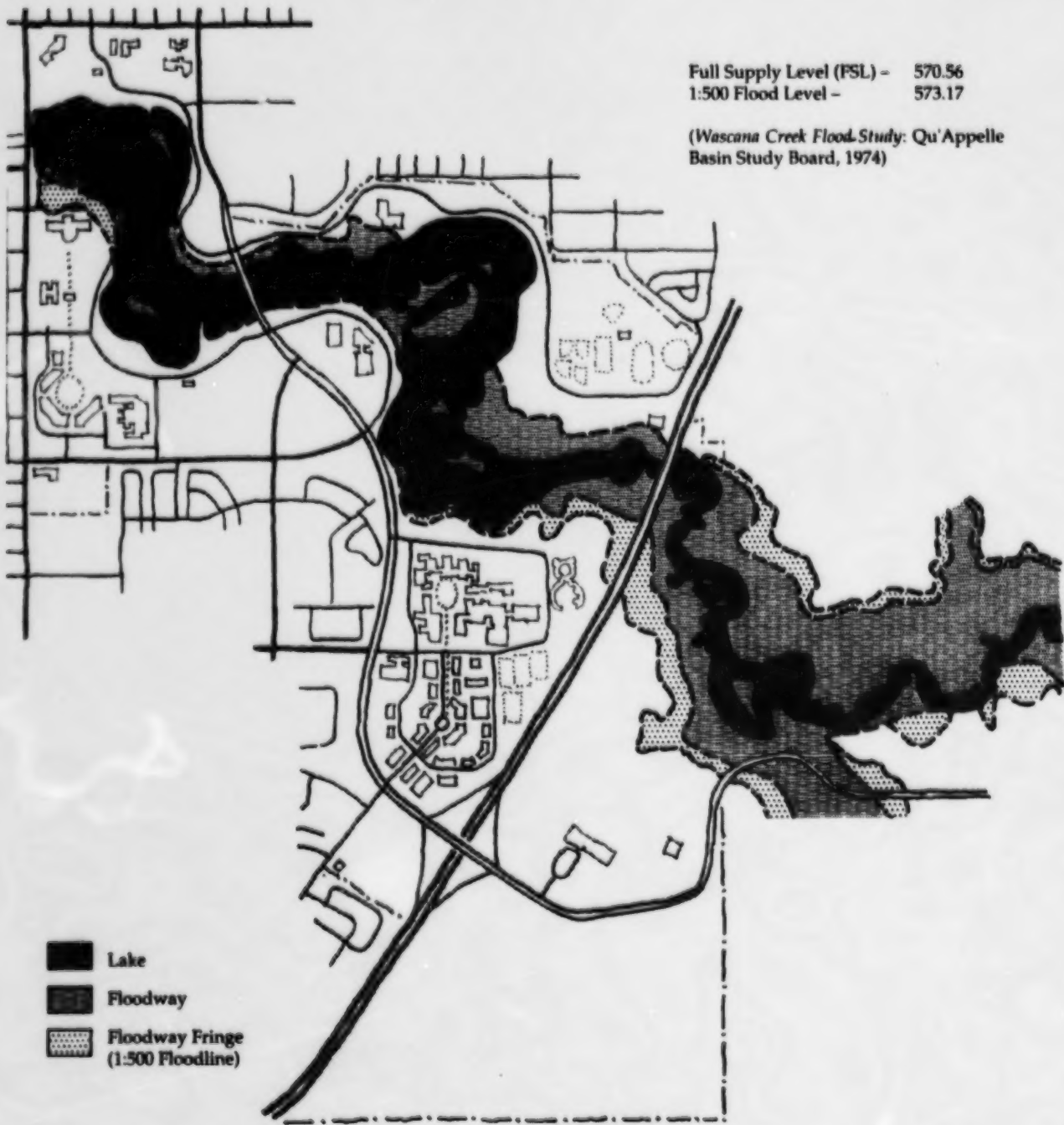
22. Wascana Creek and Drainage Basin

2.2 Flood Control

During times of flood, the lake and Creek expand into a flood plain, which is regulated in two zones, as shown on the adjacent plan:

1. The **Floodway** designates the area of the main flood channel within which no structures or landforms may obstruct flood water flows.
2. The **Floodway Fringe**, located above the Floodway, may be developed for some uses, but only under very strict control. Buildings, planting and other elements are permitted in this zone, but only with appropriate floodproofing. The outer line of the Floodway Fringe coincides with the 1:500 floodline, calculated as the area within which each year there is a one in five-hundred probability of flooding.

Although much of Wascana Centre lies close to the lake, the relatively high elevation of the land west of the Trans-Canada Highway places few restrictions on development, except immediately adjacent to the shoreline where landscaping, docks, walkways and other structures must be designed to either accommodate or resist flooding.



23. Flood Plain Limits

2.3 Irrigation

Adequate irrigation has become a crucial factor in maintaining the image of Wascana Centre as a verdant oasis in the prairie. At present, the more mature northern parts of the Centre, use lake water for irrigation while the southern areas, including the University and Wascana East, use municipal water.

In years of normal precipitation, the water supply in the lake is sufficient to meet the requirements of the major users—Wascana Centre Authority, Wascana Country Club and Riverside Memorial Cemetery. In years of low precipitation, however, the supply of water is inadequate to meet competing demands. Water rationing required during dry years can result in reduced irrigation and, consequently, costly landscape degradation.

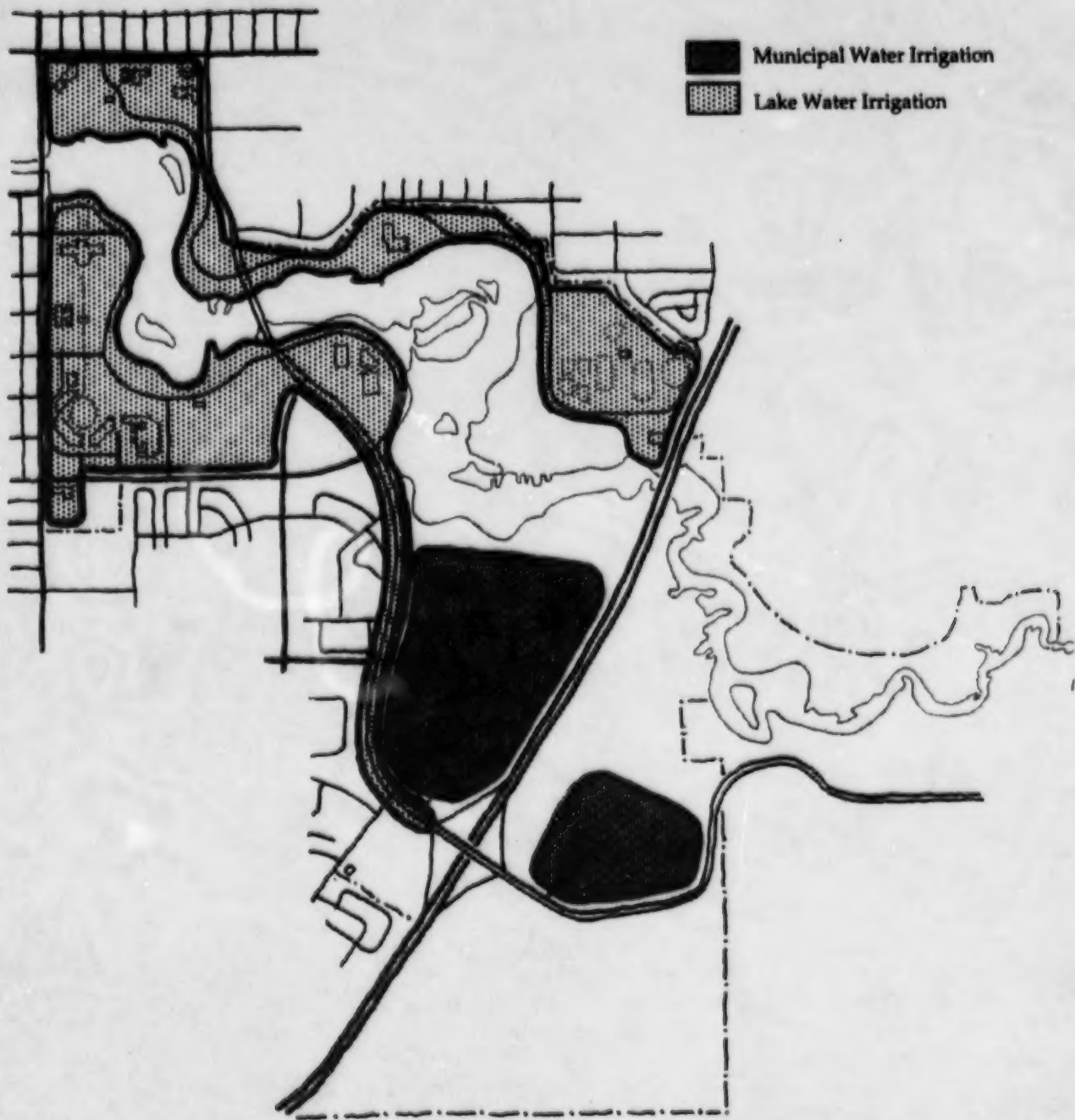
The withdrawal of lake water requires a permit from the Saskatchewan Water Corporation who monitors and controls the quantities permitted. Permits have been given for areas which currently use lake water for irrigation, but requests for additional use of water have not been approved.

Increase Supply

The two methods of increasing the supply of water—both for existing users and for potential new users such as the University, Research Park and S.I.A.S.T. Wascana campus—are discussed under *Water Quantity* next.

Reduce Requirements

In the long run, there is the clear need to reduce, or at least not increase, the need to irrigate. Strategies for this are discussed in *Section 2.8, Landscape Character and Management* and include limiting irrigation to strategic areas, establishing water-conserving maintenance procedures and designing landscapes which are not overly water-dependent. While implementing these measures will require that adjustments be made to the traditional landscape images which have shaped Wascana Centre, they will ultimately result in greater landscape diversity, more viable wildlife habitats, and an expression for Wascana Centre which is more in tune with the natural regional ecology.



24. Existing Irrigation Zones

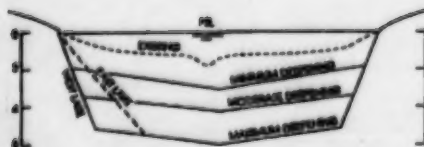
2.4 Water Quantity

The quantity of water in the lake is almost entirely dependent upon local precipitation. The major inflow occurs during the March and April spring runoff. After that the creek supplies very little water and the lake is fed primarily by urban runoff. However, the supply is limited and the lake is practically stagnant during the summer months.

The lake's capacity is gradually diminishing over the years because of its function as a natural sediment trap. In the last thirty years, storage capacity has been reduced by about 0.5% per year. If left unchecked, the lake will first become a marsh (a process already advanced in its upper reaches) and later a meadow. There have been numerous studies undertaken over the years to determine the best way of increasing or even retaining the current quantity of water in the lake. There are two basic options.

Deepen the Lake

In 1991 Water Resources Consultants Ltd., retained by Saskatchewan Water Corporation prepared a report which discussed water supply alternatives. The most effective, but costly option is to excavate the lake bottom. Estimates for deepening one or both of the lake segments (east and west of Broad Street) by one, two or three metres produced six options which ranged in cost between \$4 million and \$62 million.



25. Deepening Options (Wascana Lake Management Study, 1991)



26. Typical Proposed Lower Pond Shoreline Treatment (Wascana Lake Management Study, 1991)

Excavation Depth (metres)	Lower Pond	Upper Pond	Total
1 m	\$4,000,000	\$10,000,000	\$14,000,000
2 m	\$10,000,000	\$29,000,000	\$39,000,000
3 m	\$15,000,000	\$47,000,000	\$62,000,000

27. Summary of Excavation Costs (Water Resources Consultants, 1991, p. 40-43)

In the winter of 1997 the lakebed silt was analyzed and found to have very similar properties to the surrounding natural land—i.e. the Regina clay. Depositing it elsewhere does not seem, therefore, to pose environmental problems, but it is technically difficult to remove and costly to transport away.

Raise the Water Level

A second option is to raise the water level. The general conclusion reached, in a second report in 1992, was that the surface level could be raised by a maximum of 150 mm (6 inches), and that the lake would then take about fifty years of silting to reduce water capacity back to its present volume.

However, there is evidence that this might contribute to upstream rural flooding. Mitigation is possible through a variety of techniques including easements over flood prone lands, maintaining the stream channel to reduce weed growth, releasing water through the lake more quickly through drop-leaf gates during the most flood prone times of the summer runoff, and pumping summer flows. The complications of satisfactorily resolving real or perceived back flooding effects has meant that consideration of this option has been dropped, although all recent shoreline works have taken account of the possibility that the lake level could be raised in future.

2.5 Water Quality

Because Wascana Lake is essentially stagnant for much of the year, the water quality is poor. Aquatic "weeds" and algae proliferate over the summer, which is unsightly and adversely affects recreational and competitive use of watercraft. Over the winter, rotting vegetation depletes oxygen, causing an unpleasant sulphur odour at spring breakup.

Experience in Europe suggests that lakes in agricultural drainage areas have one of two stable states: high biomass of rooted plants and clear water, or high biomass of algae and turbid water. An extensive reduction of both plants and algae is not an option. However, it does appear that some improvements can be made at some cost.

Reduce Weed Growth

The present method of mechanically harvesting weeds in selected portions of the lake provides a short term and partial solution. It would be prohibitively expensive to try to treat the whole lake in this way.

In the winter of 1997/8 an experiment was undertaken to expose much of the lakebed to freezing by partially draining the lake. It reduced the volume of anoxic water under the ice, thereby reducing noxious odours in the spring thaw. The hoped for result of killing off many of the large rooted aquatic plants can only be confirmed after three to five years of successive winter freezing.

Extend Clear Water Phase

Algae growth usually begins to seriously affect water quality about the middle of June. Zooplankton feed upon algae. The small minnows and sticklebacks supported by Wascana Lake feed on the zooplankton. As the zooplankton numbers decrease, the quantity of algae increases. Natural predators of the small fish would move them to shallow waters for protection, leaving the zooplankton to feed on algae in the deeper waters. Gamefish are unlikely to survive the winter due to oxygen shortage.

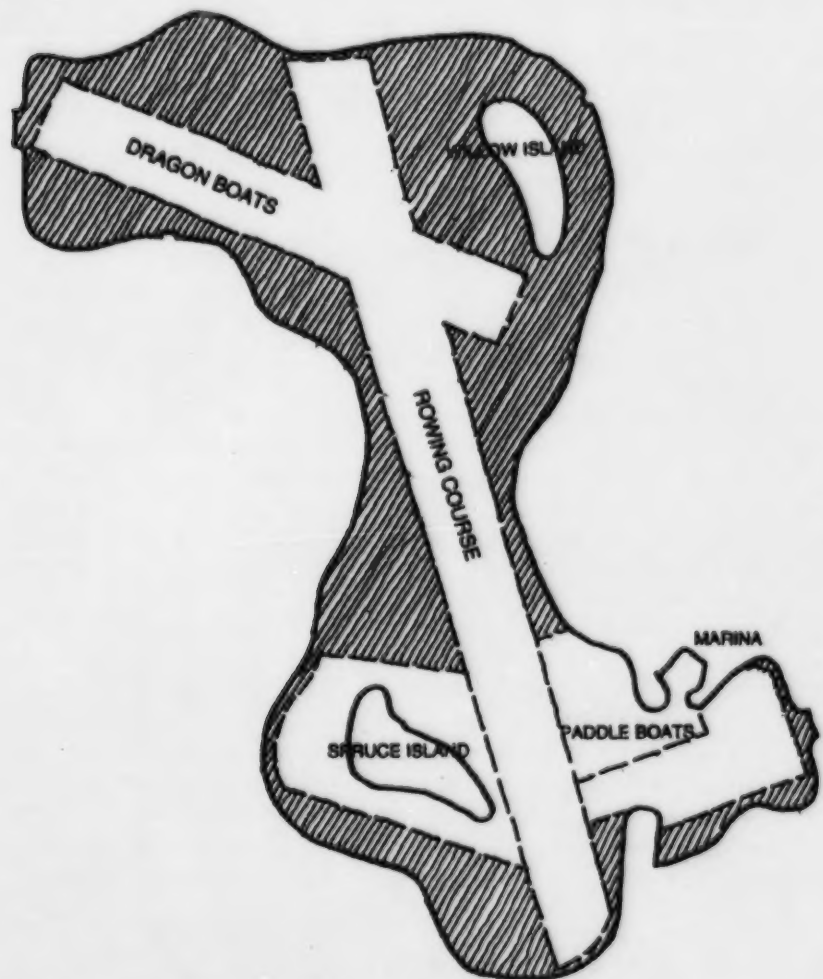
2.6 Recreational Use

Year Round Use

The primary human use of the lake both winter and summer is as an adjacent focus for land based recreation: picnicking, walking, running, cycling and scenic driving. It acts as a setting and destination for these activities. As such, the lake is a major asset of this City and the province, both for its citizens and as a tourist attraction. It's potential is not fully realized because its attraction is severely reduced when the water smells bad, or looks unattractive.

Summer On-the-Water Use

The primary use of the water in summer is for boating, particularly kayaking, canoeing and rowing. The Wascana Racing Canoe Club, for example, conducts a thriving set of recreational and competitive programs.



28. Primary Water Use Areas in Summer; Lower Pond

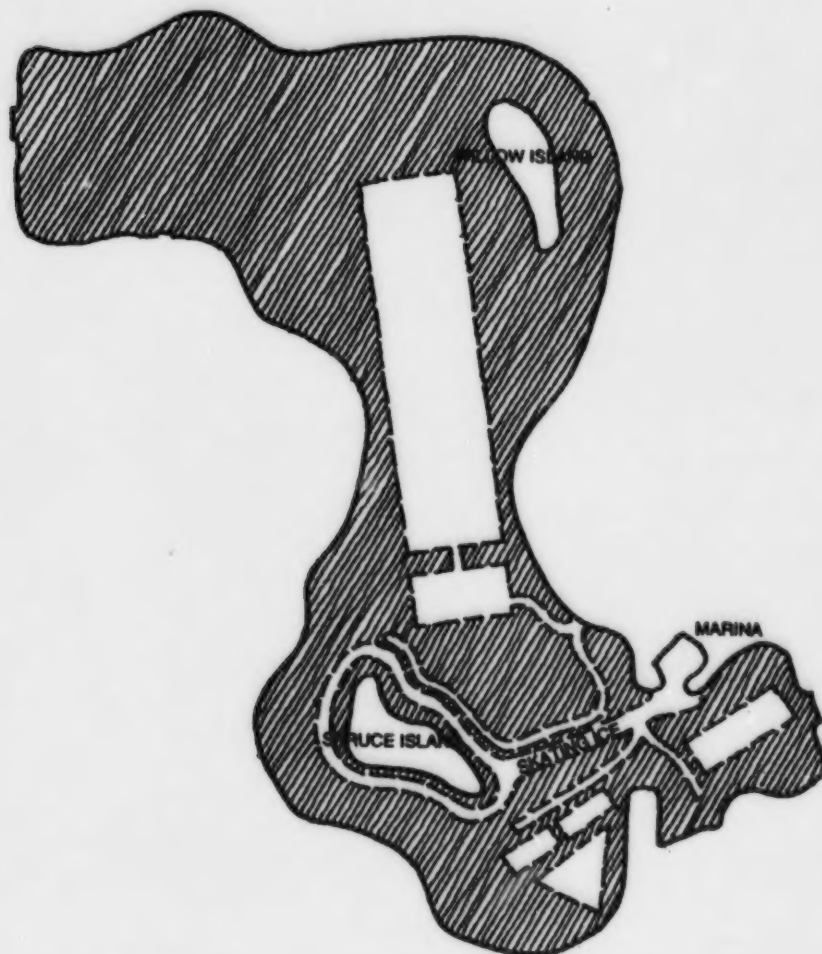
The development of these programs is compromised by heavy aquatic plant and algae growth. At present, even with weed harvesting, the hosting of canoeing competitions after June is difficult because the progressive weed growth by July makes conditions unacceptable. Wascana Lake's size, central location in the City, ease of access, supporting land based facilities such as the marina, docks and landings, and the shoreline landscape make the lake potentially ideal for both recreation and competitive canoeing activities. The potential would be fully realized with the following conditions:

- Aquatic weeds restricted to 1.5 metres below the surface, and without floating weed debris created by harvesting.
- A 2.0 metre depth to the main race course (90 metres wide x 1,000 metres long).
- The lake bottom along the shoreline clean of mud and debris with high priority around docking, landing, high-use and high exposure areas.
- Shoreline reconstruction where necessary to ensure safe and easy access from the water to the shore for recreational paddlers whose boats have tipped.

These conditions would reduce the negative stigma attached to the lake and improve its value as a tourist attraction, for recreational use and as a setting for the legislature, university, parks and other facilities.

Winter On-the-Water Use

The main use of the water surface in winter is for skating in sheltered areas and for cross-country skiing and snow-shoeing. Generally the centre of the lake is too-exposed for all but a few rugged individuals. If the lake is to be drained annually to permit winter lakebed freezing, skating would still be possible in the deeper area around the marina docks and the Trafalgar Outlook, which is specifically designed to maintain its water level regardless of the lake level.



29. A typical Waskimo Winter Festival layout for various winter uses on the Lower Pond

2.7 Wildlife Preservation and Educational Use

Wildlife, and particularly water fowl, use the lake extensively. While the lake provides habitat throughout its course, it is particularly rich in the shallower areas of the "upper pond" east of the Broad Street Bridge.

In the early 1970s, a Waterfowl Park Master Plan was prepared which defined most of the lake east of the Broad Street Bridge, along with most of its shoreline and some of the inland areas, as places to be kept in a natural state. The plan proposed restrictions on development, boating and snow mobiling, which have since been incorporated in Wascana Centre bylaws.



30. Waterfowl Park

The waterfowl park not only provides a safe habitat for wildlife; it is an educational resource for subjects such as ecology, biology, and nature study. As suggested by the Regina Natural History Society:

A shoreline vegetation management plan should be instituted to improve and maintain wildlife habitat and footpaths for observation.

Interpretive facilities should be provided on and around the lake to reveal the lake's role as a stopover habitat for migratory birds.

A winter ecology program should be established to interpret wildlife adaptations to prairie winter, dealing particularly with the role of the marsh in overwintering.

2.8 Active/Passive Lake Use Zones

Use of the Lake is divided by the Broad Street Bridge. To the west, the lower pond is an area for boating (excluding power boats) in summer and skating or cross-country skiing in winter. To the east, the upper pond and entry of Wascana Creek is set aside for wildlife habitat. This arrangement is logical, fits the natural conditions, and is a satisfactory balance between the various interests in lake use.

The Lower Pond

The lower pond is a scenic resource, a source of irrigation water and a place for water-based active recreation.

The primary recreational issues are water quality, depth of the lake, obstruction caused by plant growth, excessive algae growth and condition of the lake bottom, particularly near the shore. All of these problems would be best resolved through deepening the lake. This will also, of course, improve irrigation water supply, and enhance the lake's scenic quality.

If the lake is not deepened, it will continue to trap sediment until it is no longer a lake. Excavating the lower pond is therefore beneficial in the short term and essential in the long term, if the lake is to have a continued existence. The Authority has not yet been given the budget to undertake the necessary work, but the longer the wait, the more costly it will be.

The plan provisions are therefore to seek a long term funding source to finance improvement of the storage capacity and water quality of Wascana Lake and continue experimentation and research into the most cost-effective means of deepening.

The Upper Pond

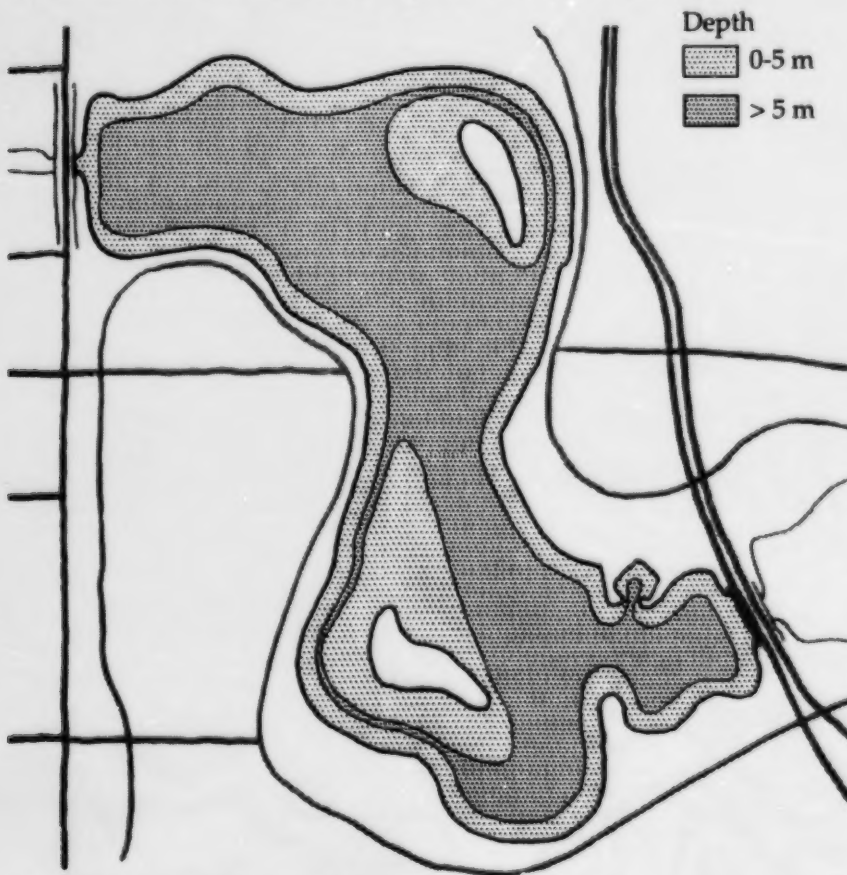
The upper pond, east of the Broad Street Bridge, is a scenic resource, a source of irrigation water and the central feature of the waterfowl conservation area. It also provides an opportunity for quiet canoeing outside breeding season.

Deepening, at least in part, will increase the supply of irrigation water and maintain the aesthetic value of this part of the lake, which is rapidly evolving into a marsh. While the priority is to deepen the lower pond first, at some point in the next few decades the upper pond will also have to be deepened if it is to remain a lake.

2.9 Lower Pond Rehabilitation Strategy

An implementation plan for rehabilitating the lower pond was produced in August 1999 by an interdisciplinary consulting team led by Clifton Associates Limited. The proposed lake management strategy includes lake deepening, aeration, introduction of predator fish, and selected shoreline weed control. Lake deepening to a water depth of approximately 5 metres (requiring average excavations of about 3.4 metres) would be undertaken in the areas associated with rowing and boating events, combined with a deepened perimeter path around other parts of the lake. This will accommodate water activities, assist in providing pleasant views from the shore, provide a balance in weed environments for aquatic life, and involves less excavation than full deepening.

There would be a transition zone between the deepened areas and the shore to preserve shoreline stability. In selected areas a geosynthetic weed barrier would reduce weed growth in some of these zones.

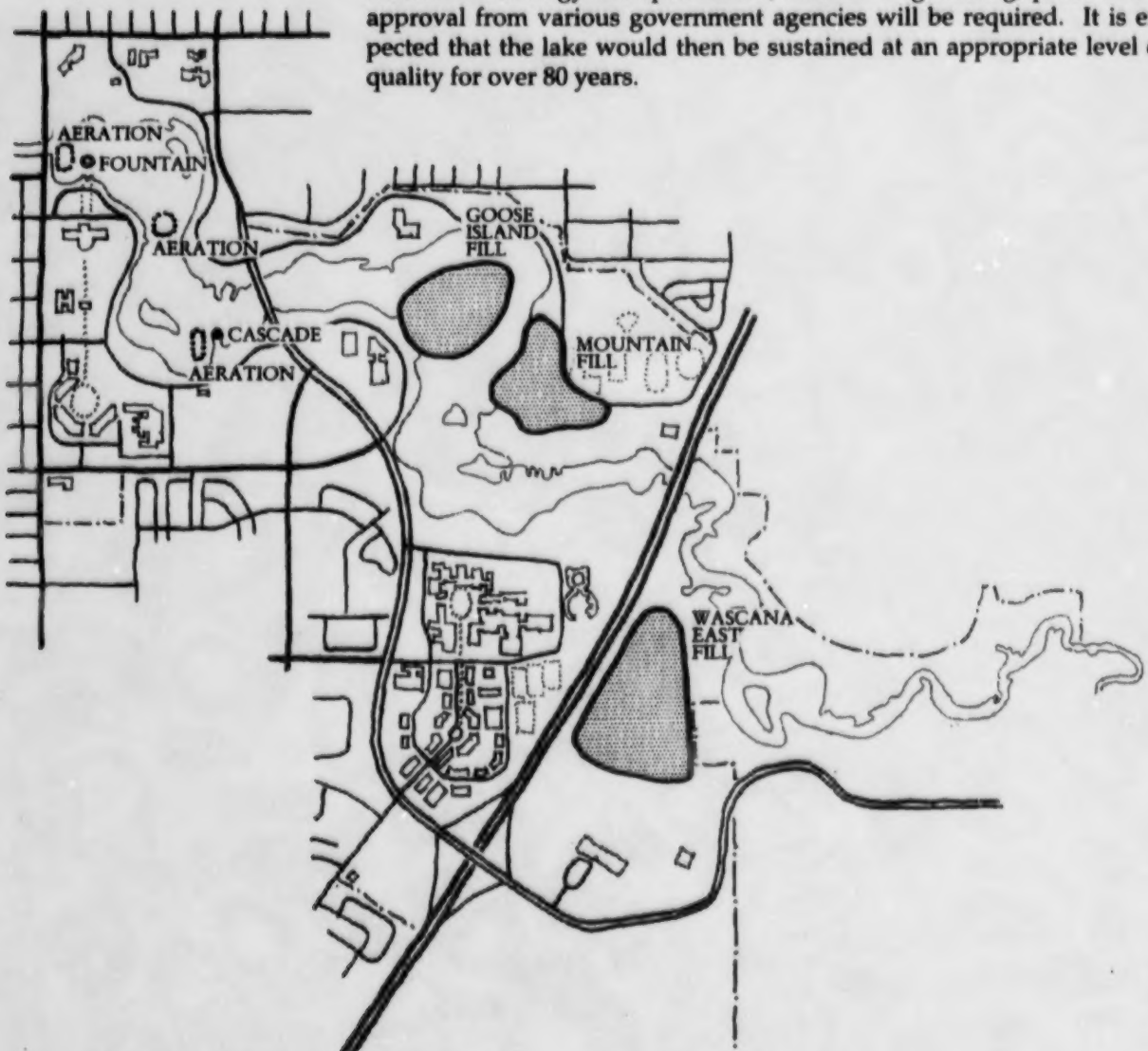


31. Lake Deepening Areas over 5 metres
(After Wascana Lake Enhancement Project Implementation Plan, August 1999)

A deeper lake, combined with aeration through low-volume micro-bubble locations, an in-lake fountain in front of the Legislative Building and a cascade at the Old Broad Street bridge abutment, would provide habitat for overwintering fish. This in turn will favour reduction in algae growth.

Excavation would take place in winter when the frozen material is more manageable and can be transported across the lakebed to fill areas. The preferred disposal areas are Goose Island, Wascana Hill and the northern section of Wascana East. At Goose Island the elevation would be raised as a mound or hillock to about seven metres above water level. Wascana Hill would be raised to its design height of 27 metres and expanded. At Wascana East, the area would be stripped of topsoil and filled to approximately three metres.

Before this strategy is implemented, detailed engineering, permits and approval from various government agencies will be required. It is expected that the lake would then be sustained at an appropriate level of quality for over 80 years.



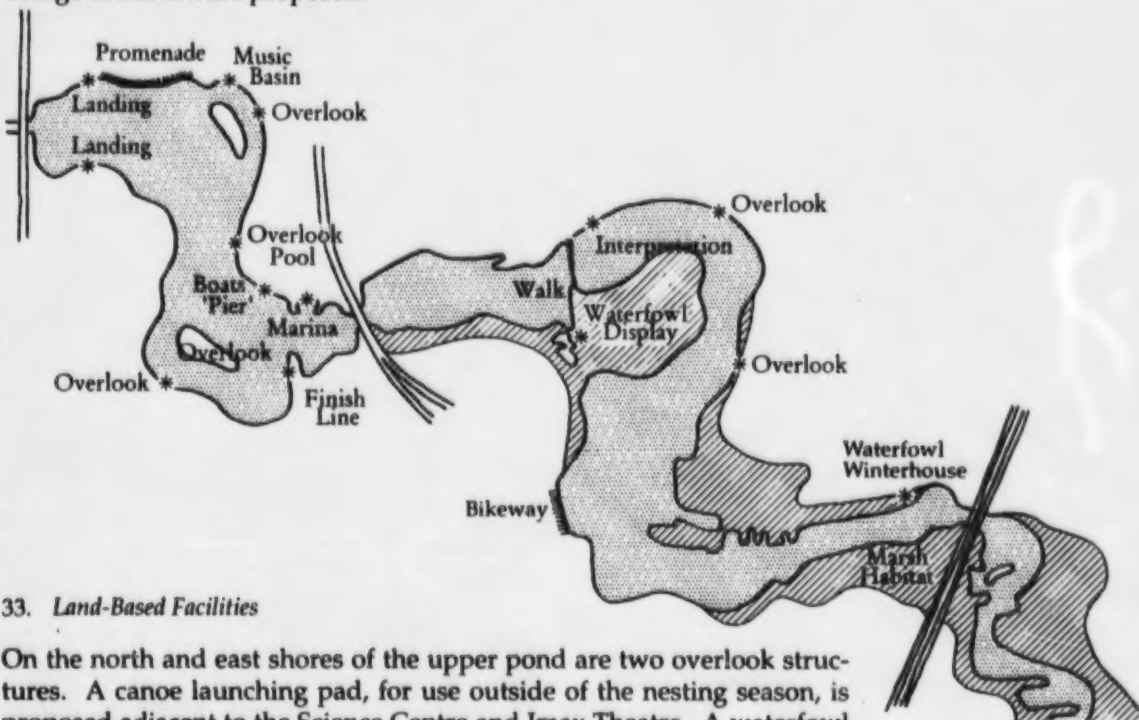
32. Recommended Locations for Aeration and Fill
(After Wascana Lake Enhancement Project Implementation Plan, August 1999)

2.10 Land-Based Support Facilities

On the northern shore of the lower pond is a lakeside promenade, a proposed music basin, and a lake overlook opposite Willow Island. Small ferry docks are located along the promenade and below the Willow Island overlook. A boat landing, one of a pair on opposite shores of the lake is proposed on the axis of the Legislative dome.

On the east shore of the lower pond is the Trafalgar Overlook, also on axis to the Legislative dome. A protected pool in the summer and skating rink in the winter is proposed beneath the overlook. The canoe racing club boathouse, marina and marina restaurant are located nearby. The plan also proposes the development of a multi-use, lake-oriented, recreational and commercial facility labelled "The Pier" in this vicinity.

At the south of the lower pond is another overlook. A water aeration cascade and boat race finish line facility on the side of the old Broad Street Bridge abutment are proposed.



33. Land-Based Facilities

On the north and east shores of the upper pond are two overlook structures. A canoe launching pad, for use outside of the nesting season, is proposed adjacent to the Science Centre and Imax Theatre. A waterfowl interpretation information centre is proposed adjacent to the canoe launching pad, with interpretation trails judiciously located within the waterfowl park zone.

On the south shore is the waterfowl display area, and the proposed Goose Island passive recreation area connected to the Science Centre on the opposite shore via a proposed cross-lake walkway on top of the old flume structure. Further south is a "Bikeway" along the lake edge. The upper pond is fringed on the south and east shores with marsh habitat for waterfowl. An overwintering structure for otherwise migratory species is also located here.

Section 3

General Considerations

This section discusses development issues concerning Wascana Centre as a whole, including mature and developing areas, land uses, development character, edges, heritage preservation, landscape management, circulation and height limits.

3.1 Mature and Developing Areas

Many parts of Wascana Centre have reached a state of 'maturity' where ongoing development now means adjustment and refinement rather than the reorganization. In the oldest and most highly developed areas, the purpose of the Master Plan is to confirm and protect the status quo.

There are other areas where the best use has not yet been obtained. In these areas, the Master Plan proposes future change. Depending upon their relevance to current conditions, proposals from previous Plans are either repeated, revised or replaced.

Mature Areas

Most of the areas around the lake are in what can be described, in planning terms, as the "mature state". These areas are illustrated at right.



34. *Mature Areas*

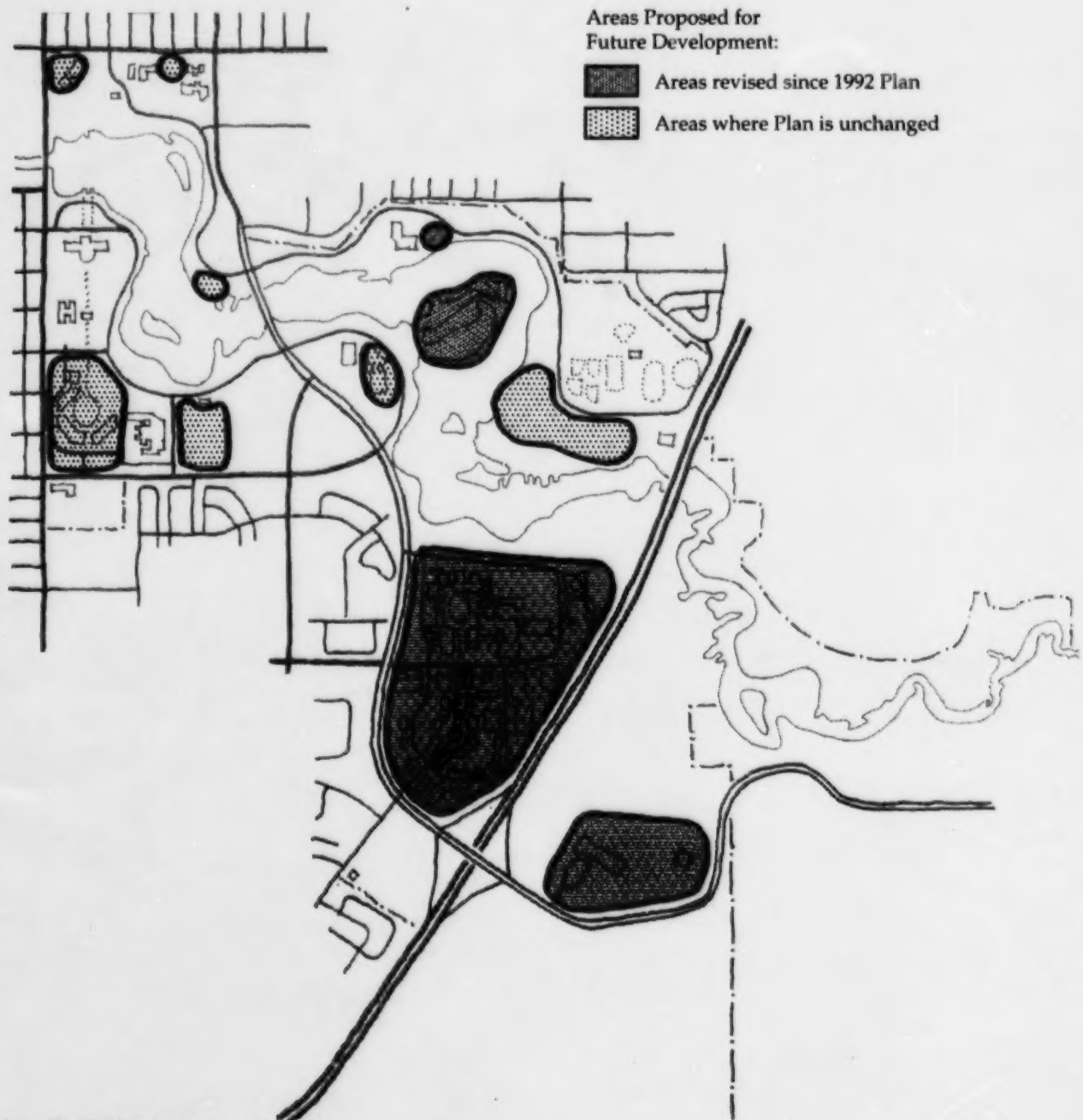
Reserve Areas

There are other parts of the Centre occupied by open land for which no immediate development is contemplated. These areas fall in the southern extremity of the centre and are reserved for educational and research use. It is premature to plan out the circulation and building pattern until a more definite program has been established.



Developing Areas

Parts of the Centre which are neither mature nor reserved are places where future building or park development can and should occur. In some of these areas, the proposals of the 1992 Plan are still relevant, and so there is no need for revision. In others areas, the intervening seven years have brought changes in values or projections which do indicate a revision.



3.2 Land Use Pattern

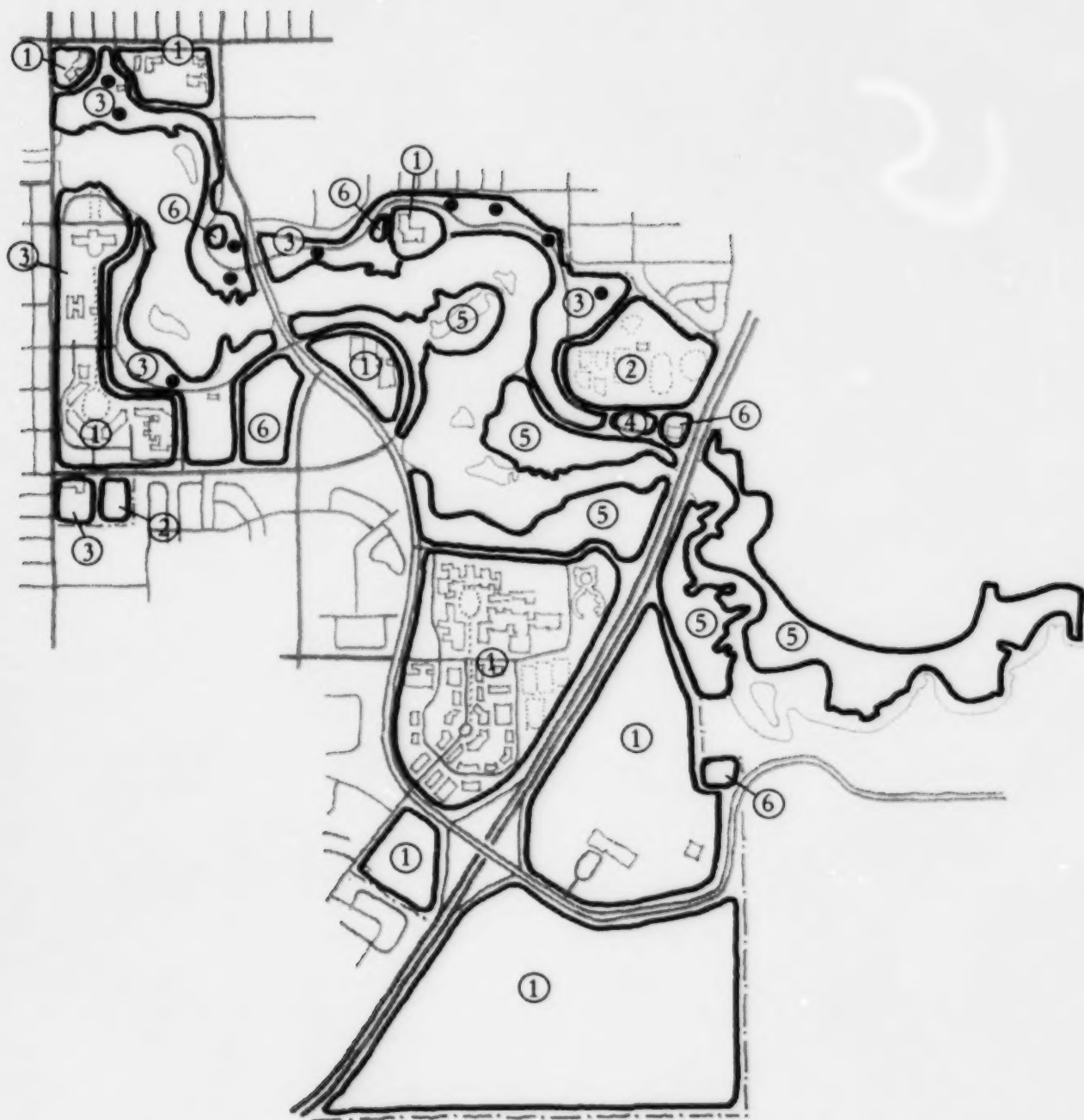
The uses to which facilities and landscapes may be put are stipulated by the statutory purposes of the Centre and include governmental, cultural, educational, recreational and environmental activities. The distribution of uses across the Centre has resulted from the combined influence of the lake which divides the land into relatively discrete parcels, and of the ownership pattern much of which predates the establishment of Wascana Centre.

The Centre now represents a dynamic balance among these uses which each enjoy their own integrity and intrinsic value, but are also mutually supportive and complementary. To remove the public institutions from the Centre would be to rob the parks of much of their life and vitality; to submerge the parks in too much development would be to lose vital resources and degrade the image of institutions set in generous and well developed landscapes.

The Land Use Pattern diagram formalizes and establishes the balance among the various land uses which make up Wascana Centre. Rather than delineating hard and fast development restrictions, the diagram confirms that each land use is important, and that no single land use is dominant.

The categories in the Land Use Pattern diagram opposite are as follows:

1. **Institutional** development includes buildings developed for academic (including research), cultural or governmental uses as well as the roads, parking lots and landscapes directly associated with them;
2. **Athletic** facilities include all kinds of playing fields and running tracks, as well as roads, parking lots, grandstands and other support facilities;
3. **Unprogrammed Recreational** areas, that include a variety of landscape types with shade trees, lawns, roadways, parking lots and walkways, are used for a wide range of casual park-based activities;
4. **Special Features**, usually recreational or educational in purpose, are distributed across the Centre and include the Bandstand, Arboretum, the Pier and others;
5. **Research/Viewing** areas include those like Waterfowl Park where use by people is intentionally limited;
6. **Authority Management** areas accommodate uses necessary for the administration and maintenance of Wascana Centre;
- **Picnic Areas and Playgrounds** accommodate specific recreational activities and are usually associated with athletic facilities or unprogrammed park areas.



37. Land Use Pattern

3.3 Building & Landscape Pattern

The various facilities and landscapes of the Centre have developed in a pattern that reflects both the fluid geometries of the lake and the orthogonal geometries of the surrounding city. Time has reconciled these contrasting geometries to create an environment which is rich and diverse, and which is distinguished by its pastoral, parklike qualities and yet connected to the city around it.

The development pattern consists of two general categories, one related to buildings, the other to landscapes. Almost all buildings, whether independent structures or groups of related ones, are oriented according to the orthogonal grid of the city's street pattern. Roads, walkways and landscapes directly associated with buildings or building groups generally support this geometry as well, reinforcing the sense of order and connectedness that ties the Centre's institutions to the city. In contrast, the larger landscapes of the Centre have evolved according to the informal geometries of the lake and terrain. They comprise the greater portion of the Centre, and they tie together the various building groups, creating the coherent and memorable image for which the Centre is known.

Beyond these two broad categories, the development pattern can be defined according to the following seven types:

1. **Pavilion Buildings** include those, like the Legislative Building or the Centre of the Arts, which are seen as independent elements in a broad landscape setting;
2. **Urban Settings** include groups of buildings, like the University of Regina, which work together to create defined corridors and open spaces;
3. **Pastoral Parkland**, generally characterized by trees, lawns and ornamental plantings laid out in informal geometries, comprises a large portion of the landscape and is one of the major ingredients in the memorable image of the Centre;
4. **Formal Landscapes** are created primarily as foregrounds for major buildings, and include the Legislative lawns and gardens, and the Museum forecourt and hedges;
5. **Structural Landscapes** reinforce visual axes as well as those linear and focal elements around which buildings are organized. Examples include the Mall and Meadow in the Legislative Grounds, and the Mall and Academic Green in the University;
6. **Edge Landscapes** are usually linear compositions of trees, shrubs and lawns that define the boundaries of fields, spaces or distinct areas such as the Legislative Grounds, the University, the Nursery, or Wascana East,
7. **Marshes and Wetlands** are rich water-based landscapes that are particularly organic in form and largely two-dimensional in character.



38. *Development Pattern*

3.4 Heritage Buildings

In addition to defining what should be built, the Master Plan defines what should be preserved. There are now many buildings, monuments and other features that warrant protection by virtue of their age or historical association. Protection of these elements not only enriches the experience of users today but also safeguards an important legacy for future generations.

The Authority's Bylaw 21 stipulates that the demolition or removal of any structure that is "approved" (by being shown in the Master Plan) requires a demolition permit which will be issued by the Authority only if stringent conditions are met.

Bylaw 22 deals specifically with heritage properties and sets out procedures for designation and demolition that are closely coordinated with the provincial Heritage Property Act. Although the Authority maintains the right of approval for designation and demolition, decisions must be made in the context of advice from the WCA Heritage Property Advisory Committee and comments from public interest groups. To assist the Authority and to make explicit the Centre's intentions, buildings and structures with perceived heritage value are formally identified and compiled in a comprehensive inventory.

The accompanying diagram identifies those features which the Authority perceives to possess some heritage value worthy of further in-depth review.



39. *Heritage Holding Features*

3.5 Preservation Landscapes

Some of the Centre's landscapes have matured to a point where their intrinsic value exceeds their value as sites for other major uses and should be conserved over the long term. These well developed landscapes offer important recreational or educational opportunities, they are highly valued and heavily used by the general public, and they are often unique and very attractive.

Unlike heritage buildings, which should be maintained in their original condition, development of these landscapes should continue. Their conservation should allow for the continuing adjustment that is an essential aspect of all landscape management and that is necessary to accommodate new compatible needs as they arise. Additional development may also be required for these landscapes to realize their full potential.

In this Master Plan, the following landscapes are identified as warranting conservation over the long term:

1. **The Lake/Creek** is the prime defining feature of the Centre, offering essential scenic and recreational opportunities;
2. **Waterfowl Park** is an excellent and well developed example of a prairie marsh landscape and provides opportunities (unique within an urban setting) for plant study and wildlife viewing;
3. **Douglas Park** is a diverse and well developed landscape most important for its athletic fields and facilities;
4. **Family Parkland, Goose Hill Park, Wascana Park** are essential to the parklike image of the Centre and provide many opportunities (in close proximity to established residential neighbourhoods) for strolling, viewing and picnicking as well as programmed recreational activities;
5. **Wascana Place** is the administrative focus of the Centre;
6. **The Legislative Grounds** are the setting of the provincial seat of government, and reflect well the diverse landscape characters, both formal and informal, that make up the Centre;
7. **The Nursery** serves a very important purpose, providing a continuous supply of plants for ongoing landscape maintenance and development at the Centre.
8. **Centre of the Arts parkland** provides a setting for the building and a pleasant viewshed to drivers travelling north on Wascana Parkway.



40. *Special Landscapes to be Protected*

3.6 Edge Conditions

The edges of Wascana Centre, together with adjacent properties, determine the interface with the City, and should be designed with reference to the diverse circumstances of the urban fabric immediately beyond. Along public streets, the edges are instrumental in creating first impressions, and should project an image of the Centre as welcoming, rich and unique. Where neighbouring uses "back" onto the Centre, or where Wascana uses might conflict with neighbours or degrade the approach experience, the edges should be designed as visual screens.

The accompanying diagram illustrates various edge conditions which are appropriate for the Centre; some of these are existing, others proposed. Four types are shown:

1. **Transparent Edges**, which encourage views into the Centre while marking its limits and defining the street space, should be informal plantings of mainly deciduous trees with no understory;
2. **Boulevard Planting** consists of regular rows of deciduous trees with high canopies to strengthen the spatial definition and formality of major ceremonial streets;
3. **Opaque Edges**, which protect views into or out of the Centre, should be formed by buildings, walls or fences, or by dense plantings of coniferous species or deciduous trees with heavy understory planting;
4. **Gateway Structures**, to mark important entrances to the Centre may include architectural and/or planted features, usually paired with some vertical dimension.

Gateway structures mark those points on the edges where major through routes enter and leave Wascana Centre. On the Trans-Canada Highway, the two bridges—the Wascana Parkway Overpass, and the Assiniboine Avenue Overpass—act as subtle entry portals signifying passage through to the Centre.

A pedestrian-scaled formal gate with supporting landscape treatment should be developed at the entry to Wascana Drive from College Avenue. It is here that the Centre, as a park, should make a major statement to College Avenue and Regina's core because elsewhere on College Avenue, the downtown "frontage" of the Centre is buffered by buildings such as the Museum, the University's College Avenue campus and the C.B.C. Building.

A fifth gate or marker, possibly a carillon, should be developed at the entrance to Legislative Drive from Albert Street to acknowledge the special importance of the Legislative Building and grounds.



41. Edge Conditions

3.7 Landscape Character and Management

Like most other major landscapes in the country, Wascana Centre was designed according to well established design theories that are now being challenged both environmentally and economically. The design of much of the Centre's landscape derives either from romantic visions of an idealized nature typified by mown lawns, informally organized masses of trees and shrubs, and free-form water bodies, or from notions of classical order that include disciplined geometries and detailed ornamentation. Both of these approaches tend to exclude natural Canadian ecologies and demand high levels of maintenance especially in a prairie setting where rainfall is often limited.

The approach to landscape development should be further broadened to recognize the growing public interest in landscape diversity and in landscapes native to the region, and to respond to the current severe economic and water supply constraints that will likely persist well into the future. More emphasis should be placed on adapting native regional landscape types that will thrive under local conditions and on focusing intensive maintenance efforts on landscapes which really require it. This will eventually lead to increased environmental diversity in Wascana Centre.

Moving towards a new landscape approach will require the disciplined application of new strategies, many of which are already in limited use. A sampling of these is provided in the side-bar.

Design and Maintenance Strategies:

- select drought-tolerant and fertilizer-free plant species
- adjust mowing frequency to match usage and prominence
- replace turf with native grasses and other groundcovers, where appropriate
- employ more efficient irrigation technology
- continue to capture stormwater rather than piping it away
- encourage snow drifting on planted areas
- design to suit existing site and micro-climate conditions
- allow interfaces between landscape types to establish themselves
- establish grove plantings to reduce evaporation, capture snow and increase habitat diversity

The accompanying diagram indicates a possible generalized zoning of the Centre by level of development/maintenance intensity. Over time and with experience, the boundaries of these zones and the definition of the categories will be refined:

1. **Maximum:** Some areas should receive the highest attention due to their visual prominence or demanding functional requirements. They include the entrances and immediate settings of major institutions, key edges along city streets and sports fields. Key features include regular lawn mowing, soil tilling and plant pruning, as well as intensive irrigation and fertilizing.
2. **Medium:** Landscapes in this category include parking lots, picnic areas, pastoral parkland, buffers and windbreaks. Strategies include reduced lawn mowing, turf substitutes in selected areas, minimal irrigation and fertilizing and use of drought-resistant plants.
3. **Minimum:** These are landscapes that should be left to develop on their own, or with a minimum of attention. They include the marsh habitats, which require virtually no maintenance, and the lure crop fields that require attention only once or twice a year.

42. *Strategies for Naturalization, Water Conservation and Reduced Maintenance*



43. *Landscape Management Units: Levels of Development and Maintenance*

3.8 Circulation

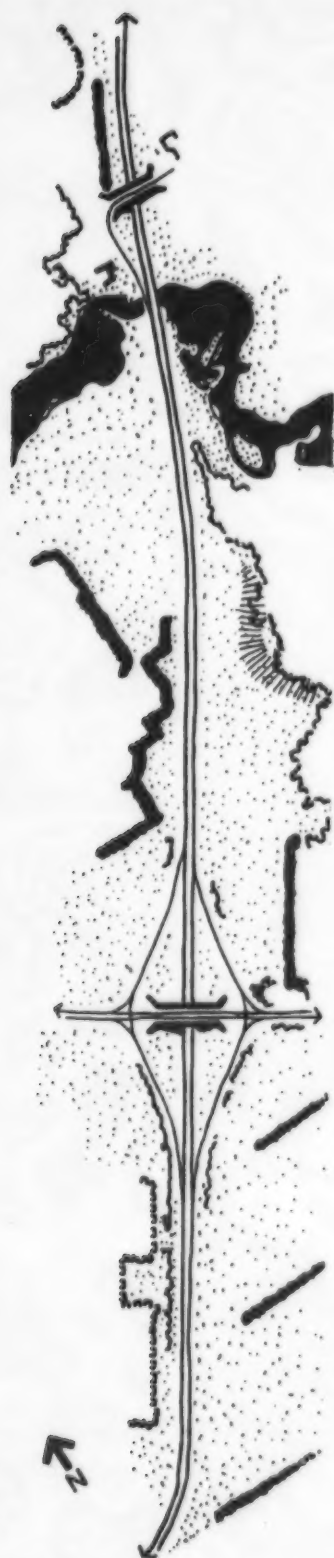
Moving through and around Wascana is for many a source of great enjoyment, and for others an important means of traversing the city. The circulation system of roads, trails and bikeways should be enhanced to further both of these functions.

The Road System

The roads in Wascana Centre fall into one of three categories: through routes such as the Trans-Canada Highway and Wascana Parkway; scenic drives, such as Wascana Drive and Lakeshore Drive; and access roads to the various buildings and facilities in the Centre.

Through Routes

The diagram below identifies the main through routes in and around Wascana Centre.



45. Trans-Canada Highway Spatial Sequence



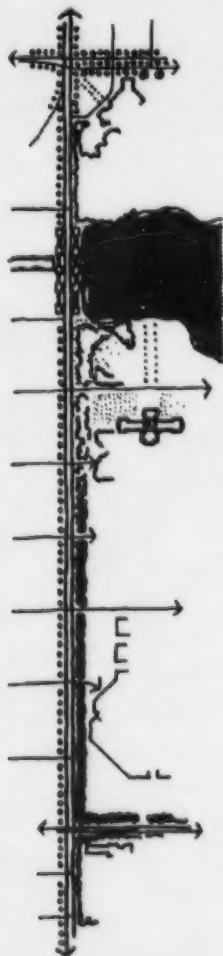
44. Major Through Routes

To those travelling east on the Trans-Canada Highway, Wascana Centre is a key element in the approach to Regina and contributes to a favourable first impression of the city. The Centre's main role in relation to this highway, therefore, is to provide an open and scenic setting. Buildings are accordingly set far back so that the foreground, as seen from the highway, consists of tree groupings, lake, open plain, meadow or playing fields.

Wascana Parkway/Broad Street is a major entrance into downtown and has a more intimate relationship to the Centre than does the Trans-Canada Highway. Although it is a major arterial carrying high volumes of traffic, it is also an important scenic entry drive.

Landscaping and buildings should be brought closer to this road, and tree species should be selected to provide a sequence of strong colours—flowering trees and shrubs in spring, bright foliage in summer and autumn, and branch colour and texture in winter.

The kinetic spatial sequence for the motorist on Wascana Parkway is an important consideration. Throughout its length, the Parkway's broad sweeping scale is reinforced by large scale planting and building masses which, when seen against the open lake and grassed areas, form a complex sequence of open and closed spaces. The roadway changes in character near Wascana Place, from a parkway of sweeping curves landscaped on both sides, to a straight urban avenue aligned with the City grid pattern. This change of character is acknowledged by the shift to regularly spaced boulevard tree planting.



46. *Albert Street*

Although **Albert Street** skirts rather than penetrates the Centre, it is another important entry road to the city centre. The emphasis of ongoing development on this street should be to reinforce what already exists—the boulevard planting, the character of adjacent parkland, and the historic Albert Memorial Bridge.

The character of the east side is determined by Wascana Centre and should be reinforced. At the south end, an evergreen tree belt with dense foliage effectively screens the large parking areas behind. Further north, deciduous trees with high canopies frame the street while permitting views through to the Legislative Building and Grounds. The overhead tree canopy continues north of the Bridge to permit similar views into Wascana Park. On the west side of the street, boulevard planting complements and reflects the regular pattern of streets and buildings beyond. This planting pattern should be reinforced in the course of normal maintenance and replanting.



47. *Wascana Parkway*

Scenic Drives

The scenic drives provide a special recreational opportunity for residents and visitors to Regina and especially for those who might not otherwise be able to enjoy the Centre. The continued development of the scenic drives is an important feature of the Master Plan. The major design objectives are:

Attraction: Route alignments should take advantage of the best views and most beautiful areas, and should be accessible to as many people as possible. The scenic drives should, at the same time, be designed to discourage their use by commuter traffic. Motorists who wish to get from one place to another as quickly as possible should not find them a useful short cut.

Duration: Continuity and length should be maximized, so that the recreational driving experience is as prolonged as possible. The strategy for achieving this objective is to create as continuous a circuit as possible and to pass through as much of the Centre as is feasible.

There are obvious constraints against fully meeting these objectives. In particular, the lake and the Trans-Canada Highway are powerful barriers which sever the Centre into several isolated areas, a situation which cannot be easily remedied.

The two at-grade crossings of Wascana Parkway/Broad Street also serve to interrupt the continuity of the two lake-oriented scenic drives. The most critical break is the intersection of Wascana Drive at Broad Street which segments an otherwise long and continuous scenic route. It has, in previous Master Plans, been proposed that a flyover be built which would separate scenic from through traffic at this location. A similar flyover at the Lakeshore Drive intersection would also connect two short segments and help to reduce short cutting.

However, in the 1987 Master Plan, the proposed flyovers on Wascana Parkway/Broad Street were deleted. While flyovers would contribute to longer, and therefore, better scenic drives, the cost of their construction would be very high and cannot be justified, even in the very long term.

It should be noted that, in Wascana Centre, all roads are 'scenic' in that they all offer excellent views of attractive landscapes and well-designed institutional developments. Therefore, while designated 'scenic routes' should receive particular attention to enhance their special purpose, all roads in the Centre should be designed to maximize their scenic and aesthetic qualities.



48. *The Complete Scenic Drive System*

Access Roads

There are a number of roads within Wascana Centre that primarily serve facilities and institutions, providing access as well as giving buildings "addresses" which publicly announce the institution and facilitate formal approach and entry. These roads also provide access to parking lots and service areas. In most cases, access roads connect directly into City streets, including Wascana Parkway. In other cases, scenic roads double as access roads. Examples of institutions which have their addresses on scenic roads include Wascana Place, the Centre of the Arts, the Saskatchewan Science Centre and Research Centre, and the Douglas Park Production Greenhouses.



49. Access Road System

The Trail System

Wascana Centre is heavily used for strolling, jogging, cross-country skiing, bicycling, and roller-blading. Use is distributed throughout the Centre.

Because these activities are not always fully compatible with each other or with vehicles, the request is occasionally made for more routes that will permit greater separation by mode than currently exists. This would be very difficult to implement because so many users (representing all modes) are attracted to the spatially limited shoreline corridors and because the complex patterns of use would result in many potentially hazardous intersections between routes. The visual impact of so much paving would also degrade the quality of the Centre's landscapes.

A trail system has evolved over time at the Centre that reflects a balance between the separation and integration of various users. This basic system should be maintained, and adjustments made only in response to specific problems or opportunities as they arise.

Pedestrian Trails

The design of the pedestrian trail system is based on objectives similar to those for the design of scenic drives—to guide the user along continuous circuits and through attractive areas.

The existing trail network is cut into a number of local areas by the lake and by heavily used vehicular routes. A few carefully considered connections through these barriers would greatly assist in establishing a fully coordinated trail network throughout Wascana Centre including:

1. A trail with its own bridge across the creek at the Albert Memorial Bridge on the adjacent easterly earth embankment to connect Wascana Park and the Legislative Area and overcome the limitations of the existing bridge;
2. A refitted Power Plant pipeline structure connecting Goose Hill Park with the Waterfowl Display Ponds near the Centre of the Arts;
3. A connection across or under the Trans-Canada Highway between the University campus and Wascana East; and
4. An underpass at the south end of the Broad Street bridge.

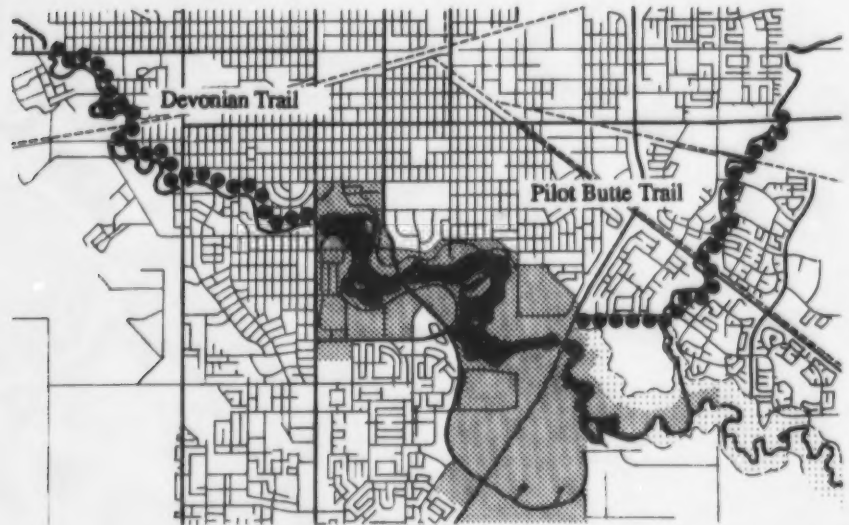
Consistent with the general character of Wascana Centre, most trails assume an informal and curvilinear geometry. However, more formal and structured pedestrian walkways have been included in the Plan, namely the Legislative Mall and the University Mall.



50. *The Complete Pedestrian Trail System*

Bicycle Routes

A bicycle trail funded by the Devonian Foundation has been constructed by the City along the shore of Wascana Creek from Grassick Park to the Albert Memorial Bridge, as shown in the accompanying diagram. A second City bicycle trail, the Pilot Butte Trail, is currently being developed in conjunction with the ongoing development of the southeast sector.



51. *Devonian Trail and Pilot Butte Trail*

To develop a continuous system through the City, these two bicycle routes should be connected through Wascana Centre. The diagram opposite shows two bicycle routes through the Centre, one following the north shore of the lake and one following the south shore. Whether roadside lanes or special paths, these routes should be appropriately developed and identified as being primarily for bicycles.

As well as linking two important regional bicycle trails, Wascana Centre is a very popular destination in its own right. Consequently, almost all trails, roads and other routes in the Centre are frequently used by cyclists as well as pedestrians. Because conflicts are rare, this condition has been tolerated even though the Centre has a bylaw prohibiting cycling on pedestrian paths. If the mixed use of pedestrian trails is inevitable (and control not practical), it may be appropriate to review the status of this bylaw. The current bylaw may be retained, and only enforced when problems occur, or it may be removed, thereby sanctioning an already widespread and popular activity.

The accompanying diagram illustrates the two designated bicycle routes connecting the Devonian Trail with the Pilot Butte Trail. Together with other roads and trails (whether officially sanctioned or not), these routes will form an integrated bicycle network throughout Wascana Centre with connections into the City street system at the appropriate locations.



52. *Bicycle Route System*

3.9 Information Systems

Effective means of providing information are necessary to help users find facilities and features at the Centre and to encourage them to develop an understanding of its goals and principles.

Various systems are currently employed that provide information at different levels. These should be enhanced to ensure effective communication, comprehensive coverage and design consistency. A key principle in this respect is to maintain a broad range of information at all locations where arrival and gathering frequently occurs. The primary components include:

Wascana Place: The headquarters building for Wascana Centre Authority is a prime source of information for both frequent users and tourists. The facility is seasonally staffed and provides maps and brochures as well as information about the Centre's past and current planning intentions.

Major Facilities: Most major facilities in the Centre, including the Provincial Legislative Building, Royal Saskatchewan Museum and the Saskatchewan Science Centre, provide information regarding their specific features and activities. These facilities should also provide general information on other facilities and on the Centre as a whole.

Information Plaza: This feature combines public amenity with information dissemination in an outdoor setting. Several lighted display panels describe features, locations and events both within and outside the Centre. Seating, trash receptacles and decorative planting complement the display panels, making the plaza a focus of attention within a well used part of the Centre. The information provided should be broadened to include detailed directories of the major institutions in the Centre.

Public Notice Kiosks: Opportunities for public information exchange are provided at strategic locations throughout the Centre. They are designed to permit notices and posters to be mounted by the users themselves. Administrative control should be limited primarily to periodic maintenance.

Signage: Signage is provided to identify individual roads, facilities, features and places at the local level. The design of these numerous and frequently encountered elements should be coordinated and related to identifiable Wascana Centre graphic design themes.

Interpretation: Interpretive information is crucial for increasing awareness of the historical and ecological character of Wascana Centre. Existing plaques and labels should be coordinated and the system extended to include the full spectrum of the Centre's features. Interpretive signage should be developed as part of an integrated program of guided and self-guided walks and tours. Consideration should be given to collaborating with outside groups in programming and developing a comprehensive interpretive centre focusing on the wetland ecologies of the Centre.

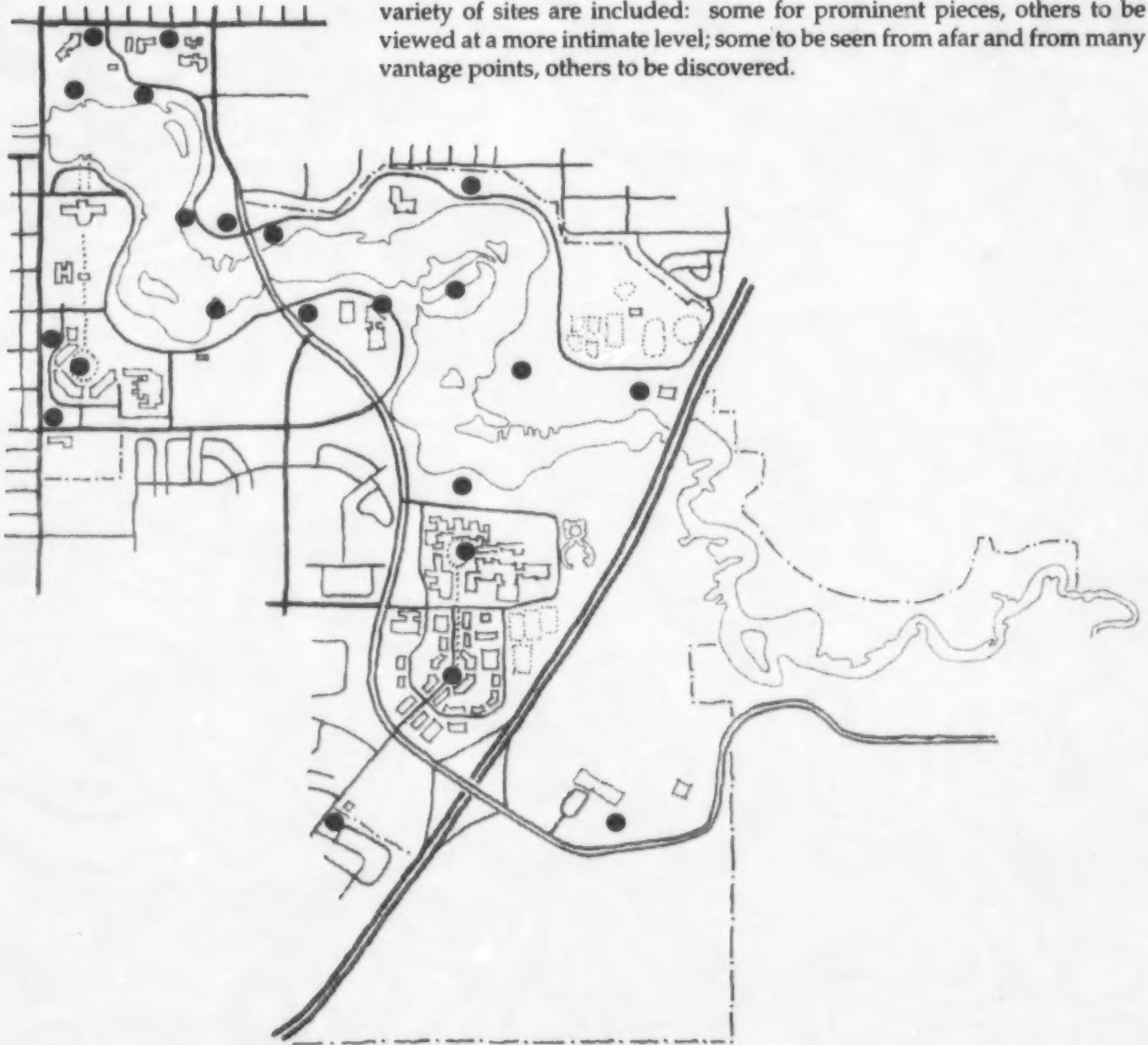


53. Primary Existing Information Systems

3.10 Public Art

Statuary and other public art create an aesthetic appeal. Siting is important; care must be taken that they are not indiscriminately placed. Once a site is occupied, it is no longer available for later works, so it is important to ensure that the quality of the works match the quality of the sites.

Sites for existing and several for future artwork are mapped below. A variety of sites are included: some for prominent pieces, others to be viewed at a more intimate level; some to be seen from afar and from many vantage points, others to be discovered.

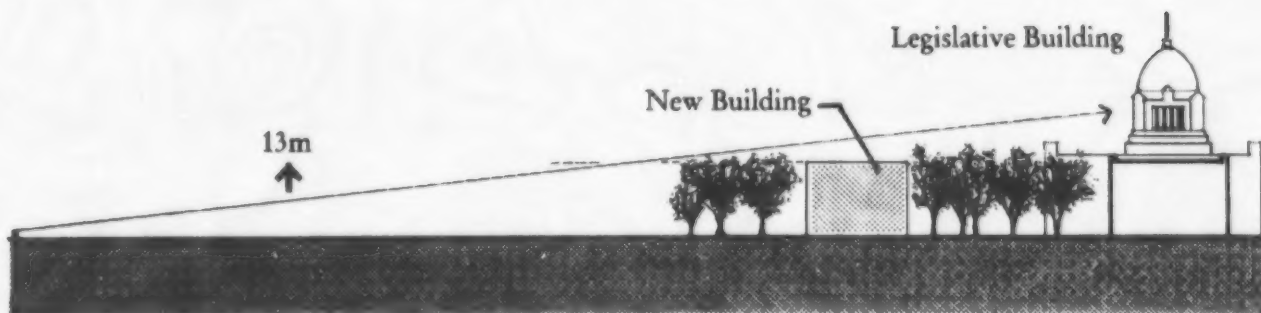


54. *Public Art Locations*

3.11 Height Limits

As the landscapes in Wascana Centre become more mature, a comfortable balance between built form and naturalistic setting becomes more evident. From most points within the Centre, the skyline is dominated by trees and other vegetation rather than by buildings. The important exception to this is the dome of the Legislative Building which rises majestically above the tree tops to be seen from many points in Wascana Centre and the City.

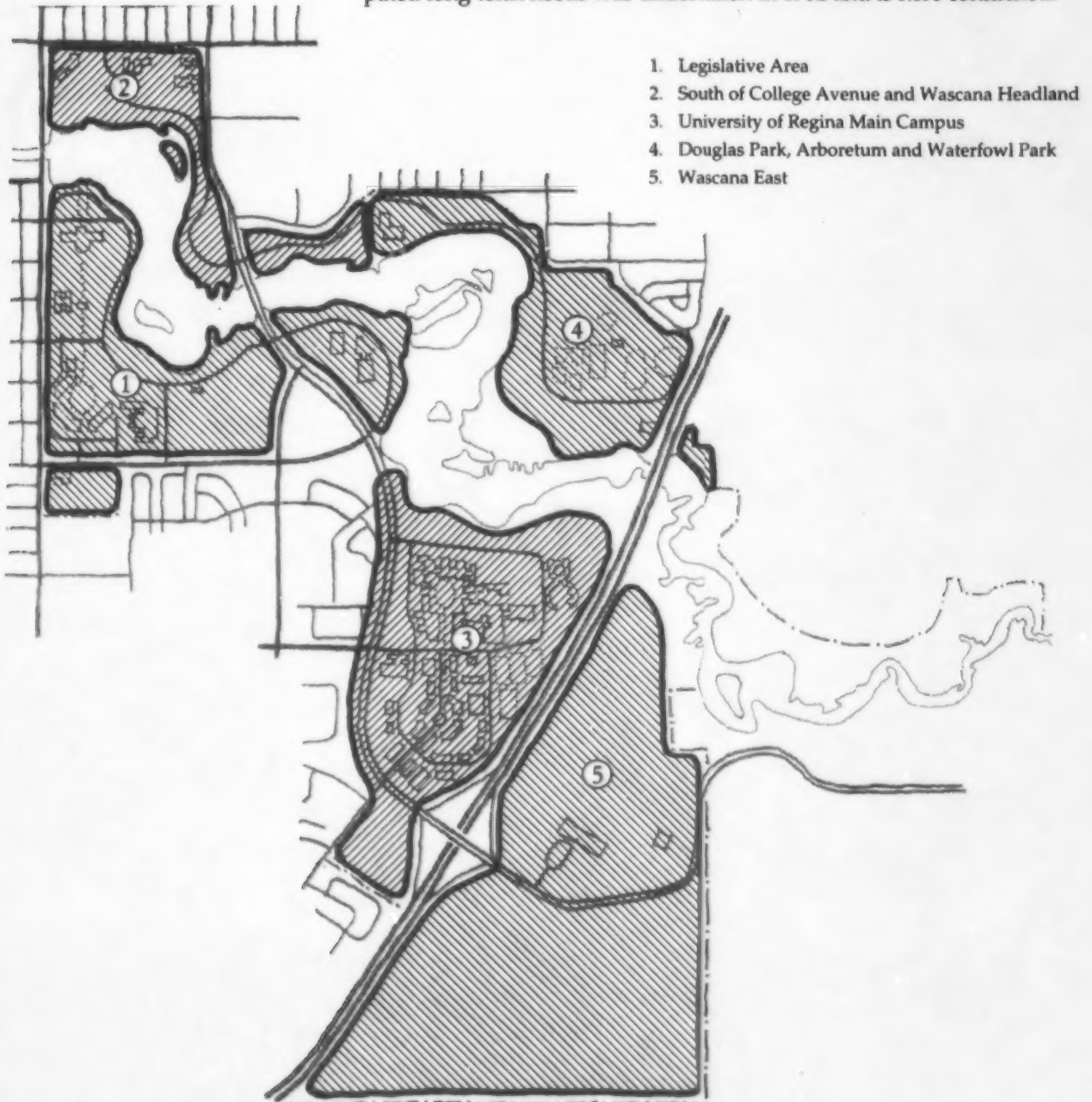
The maintenance of this special image requires that limits be placed on the heights of individual buildings both in the surrounding city neighbourhoods and within the Centre itself. To maintain a skyline dominated by trees, all future buildings within the Centre should be no higher than the average height of mature trees, or 13 metres except for buildings in the Main Campus of the University of Regina and exceptions previously approved.



55. *Proposed Height Limits for New Buildings*

3.12 Grounds Maintenance

Grounds maintenance requirements were largely ignored in earlier Master Plans. This did not pose an insurmountable problem because there had always been enough undeveloped space for maintenance centres. However, as development proceeded, less and less "uncommitted" land was available and the demand for new development sites tended to dislodge and disrupt maintenance operations. A review of the anticipated long term needs was undertaken in 1982 and is here confirmed.



56. Proposed Maintenance Zones

General Maintenance Zones

Wascana Centre is most efficiently maintained in five zones that correspond with the various discrete land masses: Zone 1 to serve the Legislative Area; Zone 2 to serve South of College Avenue and Wascana Headland; Zone 3 to serve the main campus of the University; Zone 4 for Douglas Park, the arboretum and Waterfowl Park; and Zone 5 for Wascana East and the Heritage Reserve.

Maintenance Depots

Each zone requires a maintenance depot building and an exterior storage compound. The buildings contain an office for the supervisor, a lunch room, equipment storage, and an indoor winter work area. The compounds provide storage for maintenance equipment used on a daily basis - barricades, fuel, topsoil, and numerous miscellaneous supplies such as fertilizer, compost, poles, ties, etc. Each building in a maintenance depot has a net space requirement of approximately 250 m². The area required for a compound is approximately 1500 m².

The Goose Hill Park area is within Area 2, but because of its distance from the depot, it is served by a small sub-depot work station on the extension of Winnipeg Street.

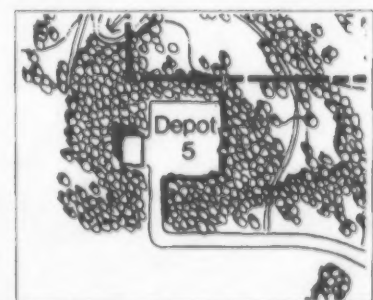
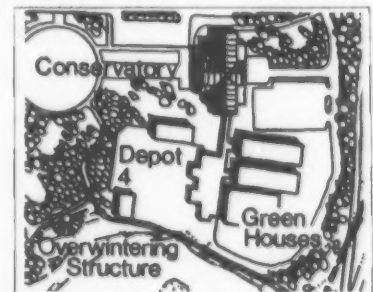
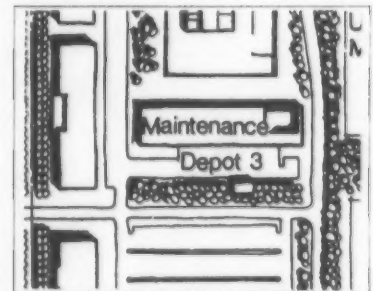
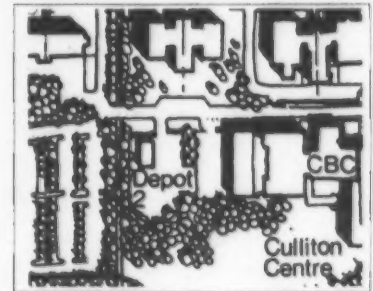
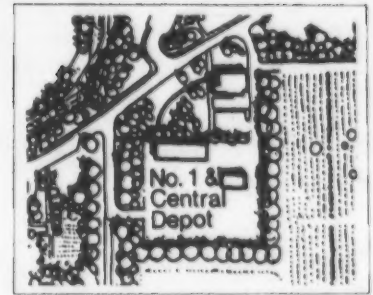
Central Maintenance Areas

There are also maintenance functions which serve the Centre as a whole - a development depot, equipment maintenance shop, and central stores. The Development Depot is the home base of the landscape construction and nursery maintenance staff and also houses the carpentry shop. The Central Store acts as a receiving depot for all goods used in maintenance and development and is also the dispensary of small tools and equipment. Bulk material storage requires a centralized compound with an indoor component.

The central functions, with the exception of greenhouse operations, have been allocated an area adjacent to the nursery, accessed from Lakeshore Drive and well screened from the surrounding area by perimeter planting. It is combined with Maintenance Depot 1.

Greenhouses

The greenhouse function will continue to be housed south of Douglas Park and adjacent to the Trans-Canada Highway. It consists of three growing houses and a header house. There is also a compound containing hot frames, auxiliary storage buildings and growing beds. This area has been consolidated and retained in the Master Plan, in association with a proposed conservatory.

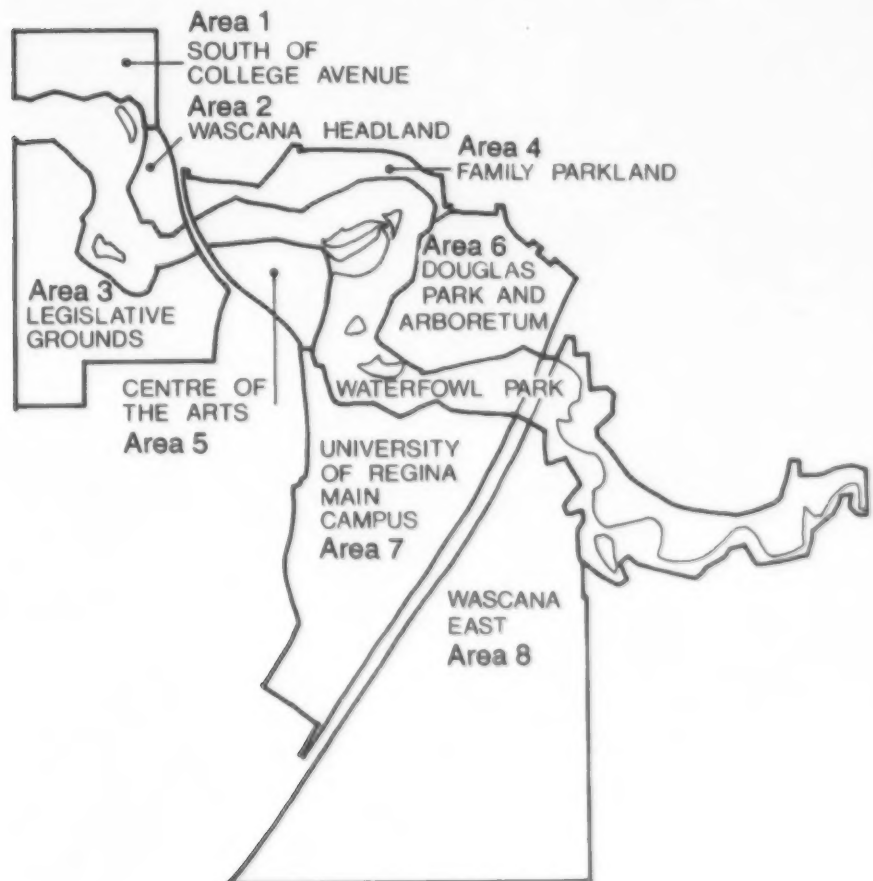


57. Proposed Maintenance Depots and Greenhouse Operations

Section 4

Development Areas

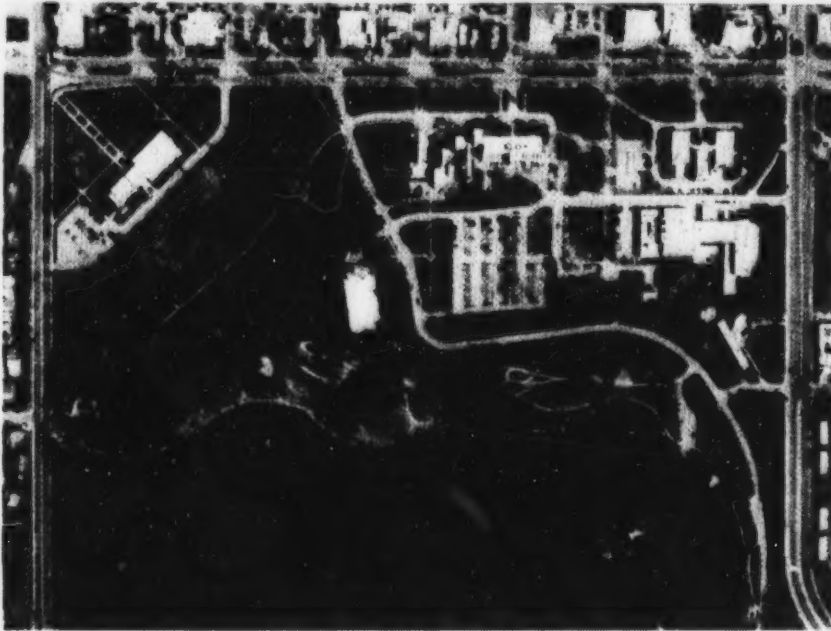
This section describes development plans for the eight component parts of Wascana Centre. These areas are identified on the diagram below.



58. Development Areas

4.1 South of College Avenue

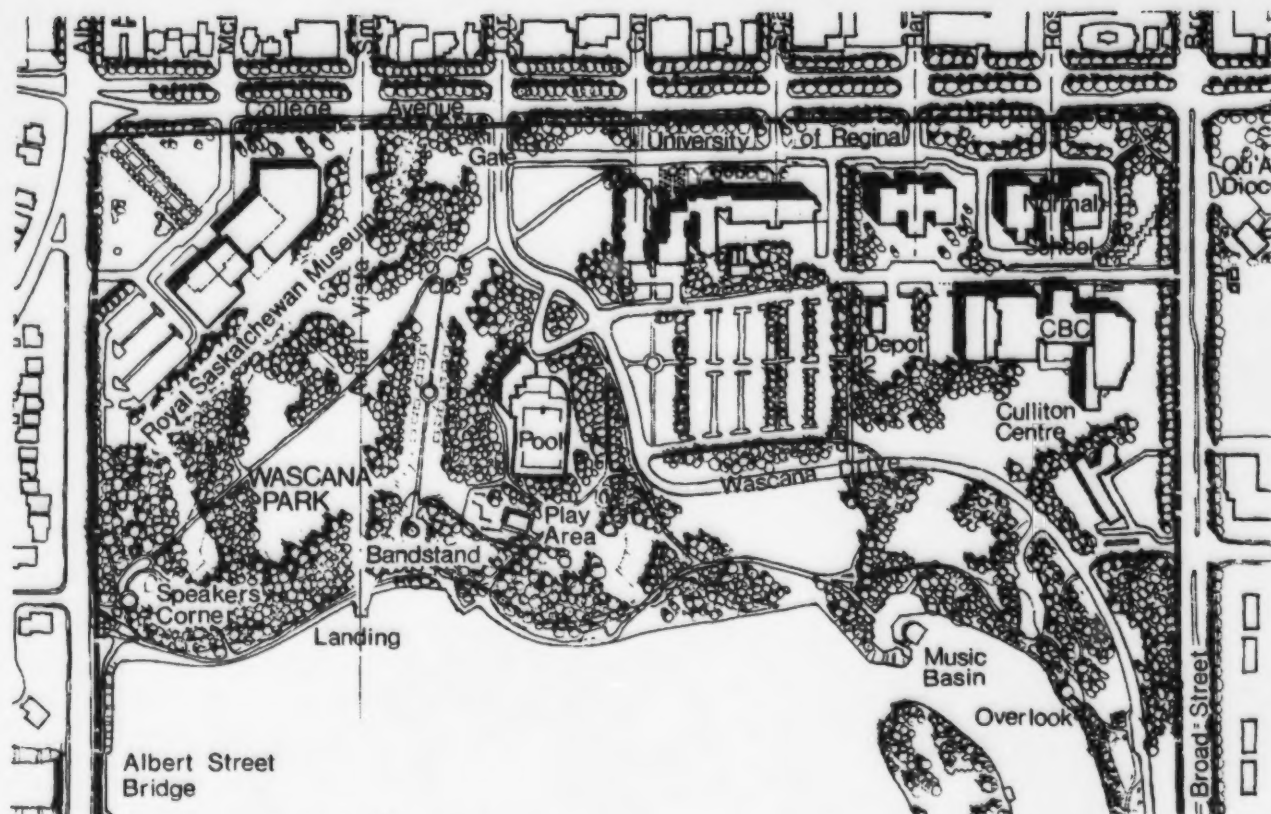
This planning area contains the Royal Saskatchewan Museum, Wascana Park, College Avenue Campus of the University of Regina, Old Normal School, C.B.C. Broadcast Centre and Culliton Centre. The adjacent Qu'Appelle Diocese Lands, east of Broad Street, are not part of Wascana Centre, but have substantial buildings and mature landscapes which form a continuation of the historic character of the downtown campus.



59. Aerial Photograph, South of College Avenue, c. 1990



60. Existing Site Plan, South of College Avenue



61. Potential Development, South of College Avenue

College Avenue

The historic character of this street is that of a wide and formally planted boulevard bordered by low institutional buildings located well back from the curb and set off with generous lawns. Any future development along this street should reinforce this character.

Wascana Park

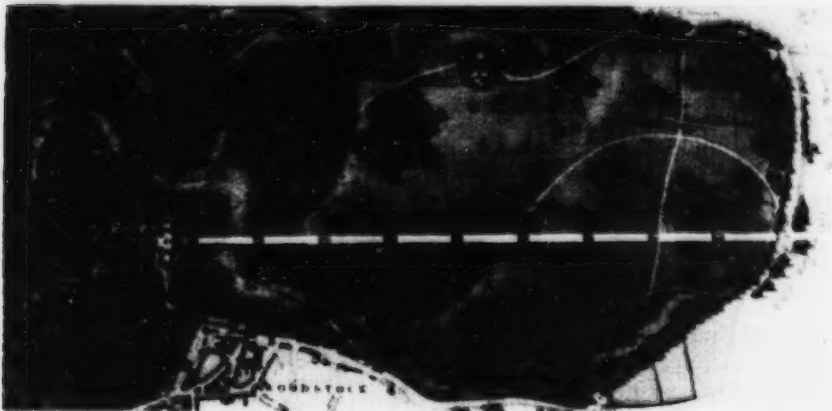
Open to College Avenue between Smith and Lorne Streets, Wascana Park both presents the Centre to the City, and helps define the character of this very dignified street. This presence of Wascana Park on College Avenue should be preserved and enhanced. For the most part this area is in a mature state. The Music Basin opposite Willow Island, a feature of all Master Plans since 1962, is the only major new element to be included in the Plan.

Axial Vista to the Legislative Building

The Legislative Building lies directly on axis with the centre line of Smith Street, which passes the City Hall north of Victoria Avenue. It is proposed to take full advantage of this condition through partial tree clearing and replanting in Wascana Park, as well as boulevard planting along Smith Street. This treatment would serve to reveal and emphasize this visual axis, and thus the relationship of the Legislative Building to the City.

An interesting feature of this approach is that the axis through Wascana Park will only be revealed when looking straight down its length. When viewed from the side, the tree plantings will take on a random pattern. This is in contrast to the common method of marking an axis with a double-sided boulevard. There are well known precedents for this approach, including the landscaping of Blenheim Palace by 'Capability' Brown, in 1838.

A small landing opposite the Legislative landing also marks the axis.



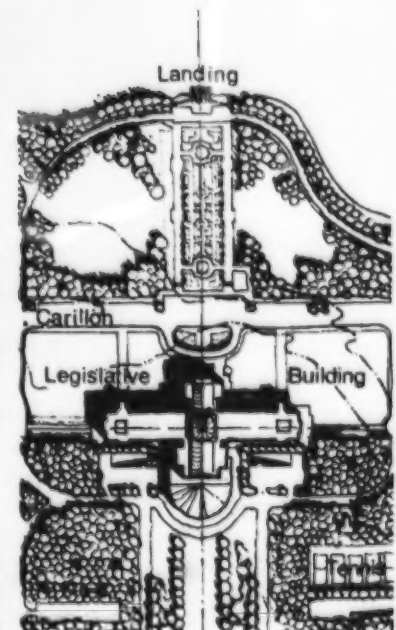
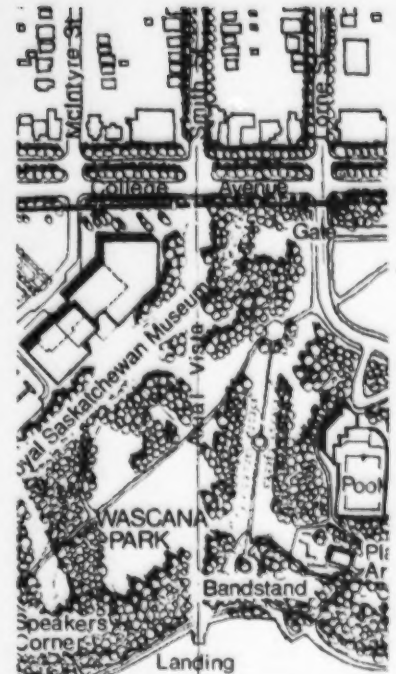
62. Landscaping at Blenheim Palace

"Links Between Capitals" Seating/Viewing Area

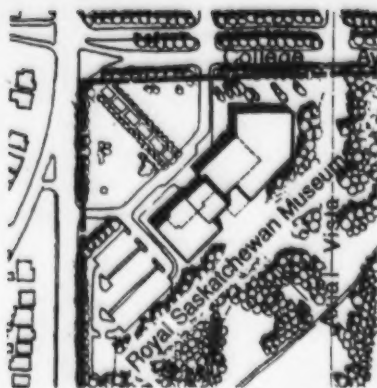
A small seating area along the lakeside promenade is proposed using Ottawa's Parliament Hill park furniture and an interpretive plaque provided by the National Capital Commission. This special project will result from an outreach initiative of the NCC to symbolize the relationship between the Nations' Capital and each of the Country's Provincial Capitals.

Park Entrance

Wascana Drive presently meets College Avenue at an awkward and indefinite angle near the intersection with Lorne Street. To strengthen this connection into the City, Wascana Drive should be realigned to cross College Avenue at a right angle, and exactly aligned with Lorne Street. In addition, the entrance to Wascana Centre at this location should be upgraded to a formal gateway marked by strong tree planting and by gate pillars or other similar architectural elements.



63. Proposed Axial Vista to Legislative Building



64. *Proposed Development, Royal Saskatchewan Museum*

Royal Saskatchewan Museum

This modern building of somewhat severe design is set well back from the street, and is oriented diagonally to the intersection. Parking is on the west side and the entrance and service access roads are presently to the rear, effectively separating the building from the adjacent park. Expansion of the Museum has been both required and anticipated for a number of years. The existing building contains about 4660 m² on two levels; it is estimated that an additional 6830 m² is required in the near future.

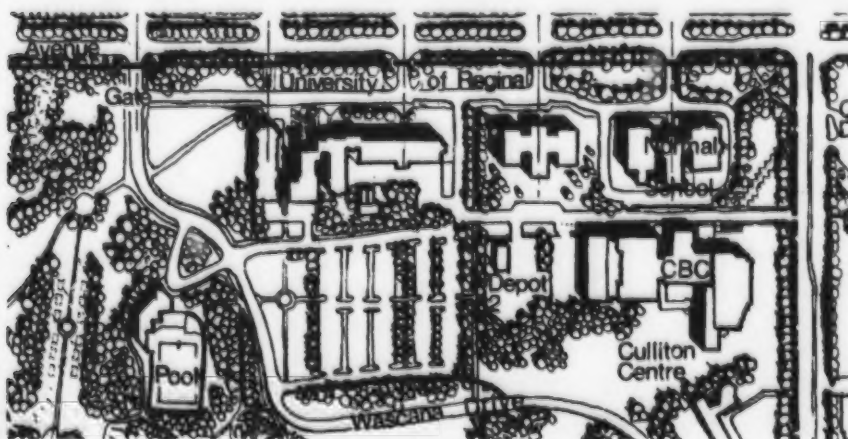
The front facade of the existing building, the landscaped forecourt and the park areas behind are very important features which can be maintained by locating the new expansion to the north and southeast sides of the existing building. Vehicular access could then be relocated to the front side of the building, establishing a more appropriate and dignified approach to this important public facility. It would also permit the existing road on the park side of the building to be removed so that a more continuous and congenial relationship between the Museum and Wascana Park could be created. Finally, a building addition with a facade perpendicular to College Avenue would establish the presence of the Museum more firmly on College Avenue, thus reinforcing both the public image of the Museum and the character of this important street.

College Avenue Campus

The University sees the College Avenue Campus as critical to its mission in maintaining and enhancing links between "town and gown".

The access road to the College Avenue Campus, particularly to the east, is a tangle of driveways. It is proposed to develop a continuous drive along the front of the buildings and connected at intervals to College Avenue. This would be complemented by the reorganization of service and parking areas to establish a clearly defined internal service road behind.

If a new building is needed in this area, one with a formal front on College Avenue and axially related to Hamilton Street would fit the character of the area.



65. *Proposed College Avenue Campus*

Normal School

The old Normal School, a prominent and well-liked but empty building no longer occupied by the Faculty of Fine Arts, now needs a new use compatible with the purposes of the Centre. This may prove difficult, as commercial or residential use may be the only viable option. If so, this could put a literal reading of the Act in conflict with the broader mandate of preserving the heritage and cultural values in Wascana Centre.

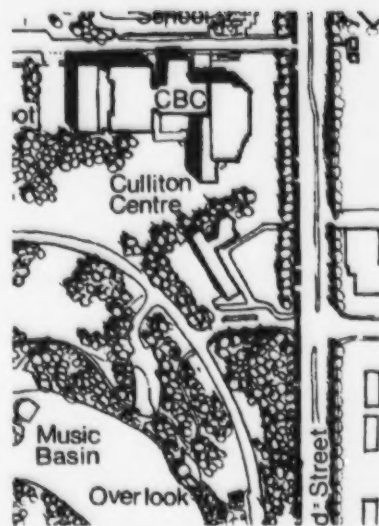
The preservation of an architecturally and historically important building through any reasonably compatible use could be seen as serving two of the purposes defined by the Act (the advancement of the cultural arts and the enlargement of educational opportunities). The occupation of the building—if leased to commercial or residential use—could be interpreted as ancillary to these purposes if they are not compromised in the process. A precedent to this approach can be found in the leasing of research space to commercial interests on the University lands and the Marina restaurant.

Culliton Centre

This building houses the Saskatchewan headquarters of The Canadian National Institute for the Blind. The Plan indicates a new parking lot buffered from the surrounding park by dense tree planting, a new vehicular drop-off drive to the side of the building and a refurbished front lawn to improve the image of the Centre on Broad Street. The existing drive is proposed to be removed and replaced by a walkway.

Maintenance

W.C.A. Maintenance Depot No. 2 is shown in a location accessible from the service road and surrounded by a screen wall and planting.



66. Proposed Site Improvements, Culliton Centre



4.2 Wascana Headland

This small planning area includes the Queen Building, Wascana Place, picnic grounds and the Marina.

Queen Building

The use of this building does not conform to the Wascana Centre Act, and its appearance also does not conform to the high quality of architectural design demanded of other structures in the Centre. It is owned by the Department of National Defence and therefore not bound by Provincial statutes.

If a new building is proposed for this site, it should have a more generous setback from Broad Street and be of sufficiently high quality to justify its commanding position. Alternatively, and as shown, the site could be developed as parking to serve adjacent recreation areas. Wascana Drive could be modified to extend the area of park next to the lakeshore.

Quinn Drive

The portion of this street within the Centre, south of the Queen Building, should be removed to reduce opportunities for commuter short-cutting and to create a more continuous landscape in this area.

Trafalgar Overlook

The Trafalgar Overlook has a reflecting pond/skating rink and fountain at the end of the overlook structure, as well as informal walkways, wild-flower plantings, and picnic amenities.



67. Aerial Photograph, Wascana Headland, c. 1990

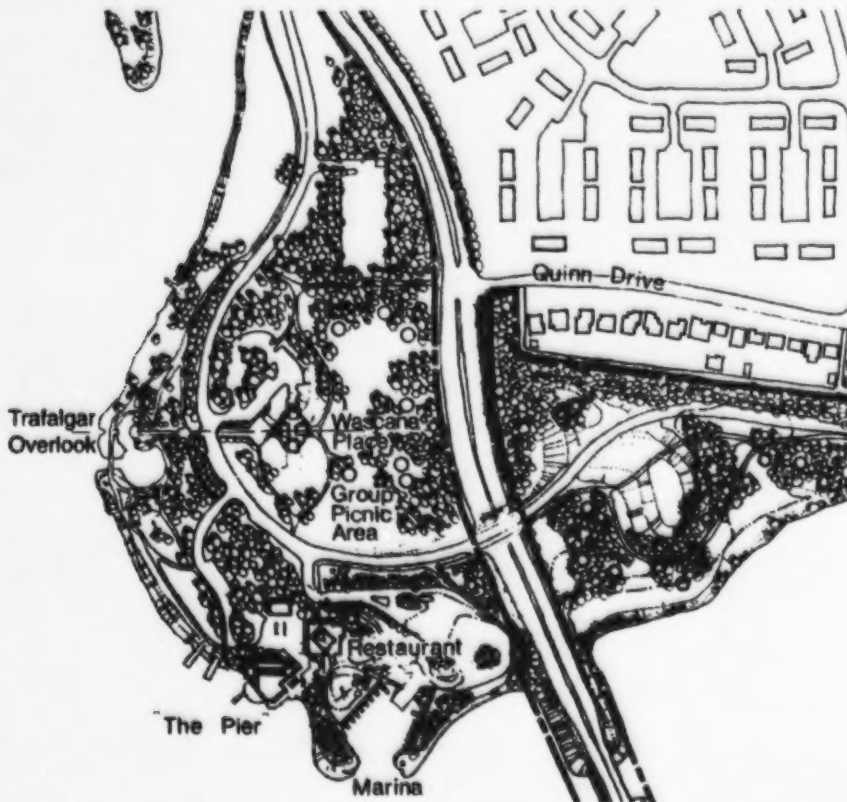


68. Existing Site Plan, Wascana Headland

The Marina and Pier

The lakefront between Broad Street and the Trafalgar Overlook is the primary land base for access to the lake by the public and organized water sport clubs. The area now contains the marina, boathouse and restaurant. These facilities are the nucleus of what could be an even more vital and active place during both winter and summer. The Plan proposes a new building complex or pier incorporating multi-purpose water sports, recreation and entertainment facilities to accommodate further boating support facilities as well as potential extended food services, exhibitions, film, theatre, dance, and selected retail. Conceived of as a more compact and modest manifestation of the 'Tivoli Gardens' complex postulated in earlier Master Plans, the Pier should accommodate activities which are carefully selected to maintain the high standards of quality for which Wascana Centre is already known.

Although the type of construction will necessarily be conditioned by the floodwater characteristics, new buildings should have a direct and intimate relationship with the water's edge.



69. *Proposed Development, Wascana Headland*



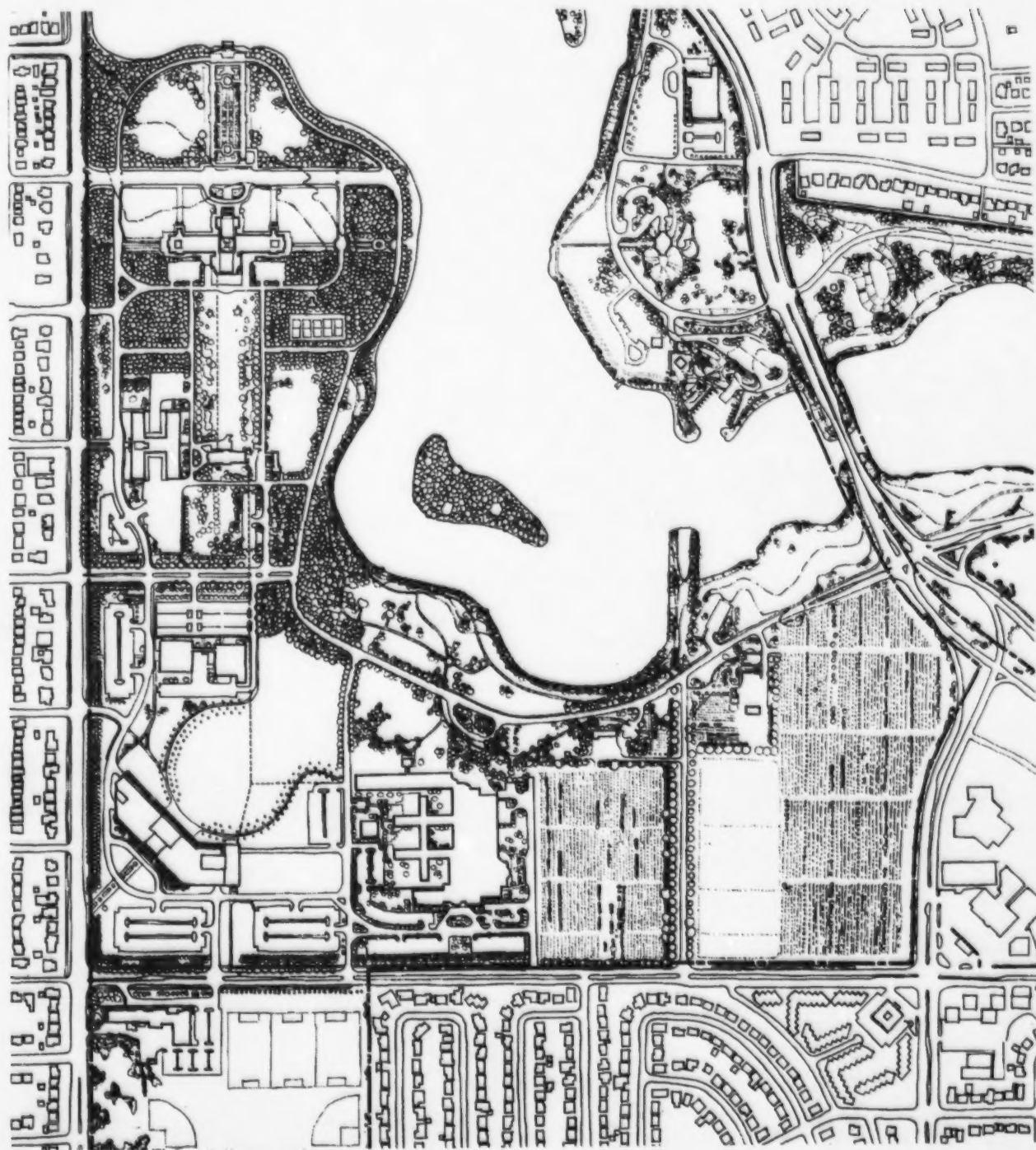
4.3 Legislative Grounds

Founded in 1905, the Legislative Grounds have been transformed from shortgrass prairie into mature pastoral parkland with the imposing neo-classical Legislative Building as its centerpiece. This impressive building

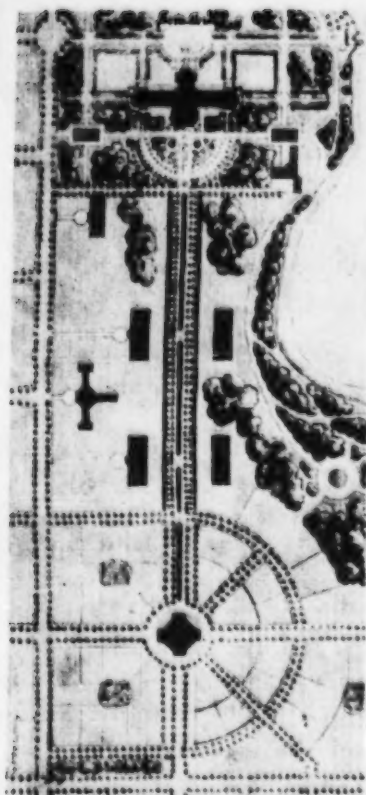


70. Aerial Photograph, Legislative Grounds, c. 1990

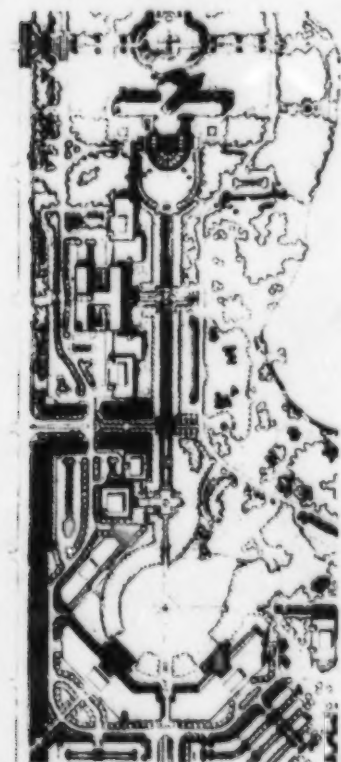
with its copper dome is set on expansive lawns surrounded by mixed hardwood and coniferous woodlots. Except for the Legislative Building, all of the buildings in the Grounds are four storeys or less in height, which is roughly equivalent to the height of the trees. As a result, the Legislature is the only building in the grounds visible from a distance over the treetop; a condition to be retained.



71. Existing Site Plan, Legislative Grounds



72. Mawson's 1913 Plan



73. Project Planning 1975 Plan

Government Offices

Over the years, there have been a number of planning studies to locate additional government offices. They each presented a slightly different image of the area, but all, starting with Mawson in 1913, used a Mall stretching south from the Legislative building as the primary structuring device of the plan.

Mawson's Mall was flanked on both sides and terminated at the end by public buildings. This basic pattern was continued in Yamasaki's plans of 1962 and 1967. In 1975 the government commissioned a plan specifically for the Legislative area which modified the mall idea. It placed buildings flanking one side, leaving the lakeside open to parkland, and the mall terminated not on a building but on a large meadow or open space contained by government buildings. The T.C. Douglas Building was sited according to this plan.

The 1975 plan postulated a growth of over two and a half million sq. ft. by 2025 and a requirement for 5,000 parking spaces. These quantities were based on a policy which emphasized the centralization of Government departments in the Legislative Grounds.

By 1982, Government policy favoured the concentration of provincial office space downtown in order to reinforce the strength of the City Core and to encourage the provision of office space by the private sector. These considerations led to a reduction in the land area allocated for future government buildings. The buildings shown in the 1982 Plan were those which would reinforce the concept of a Mall strongly defined by buildings from near the Legislative Building all the way to the Meadow.

By 1987 the idea of reducing government office buildings went so far that all the existing buildings between the Legislature and T.C. Douglas were slated for demolition, to be replaced by parkland. This proposal was repeated in the 1992 Plan.

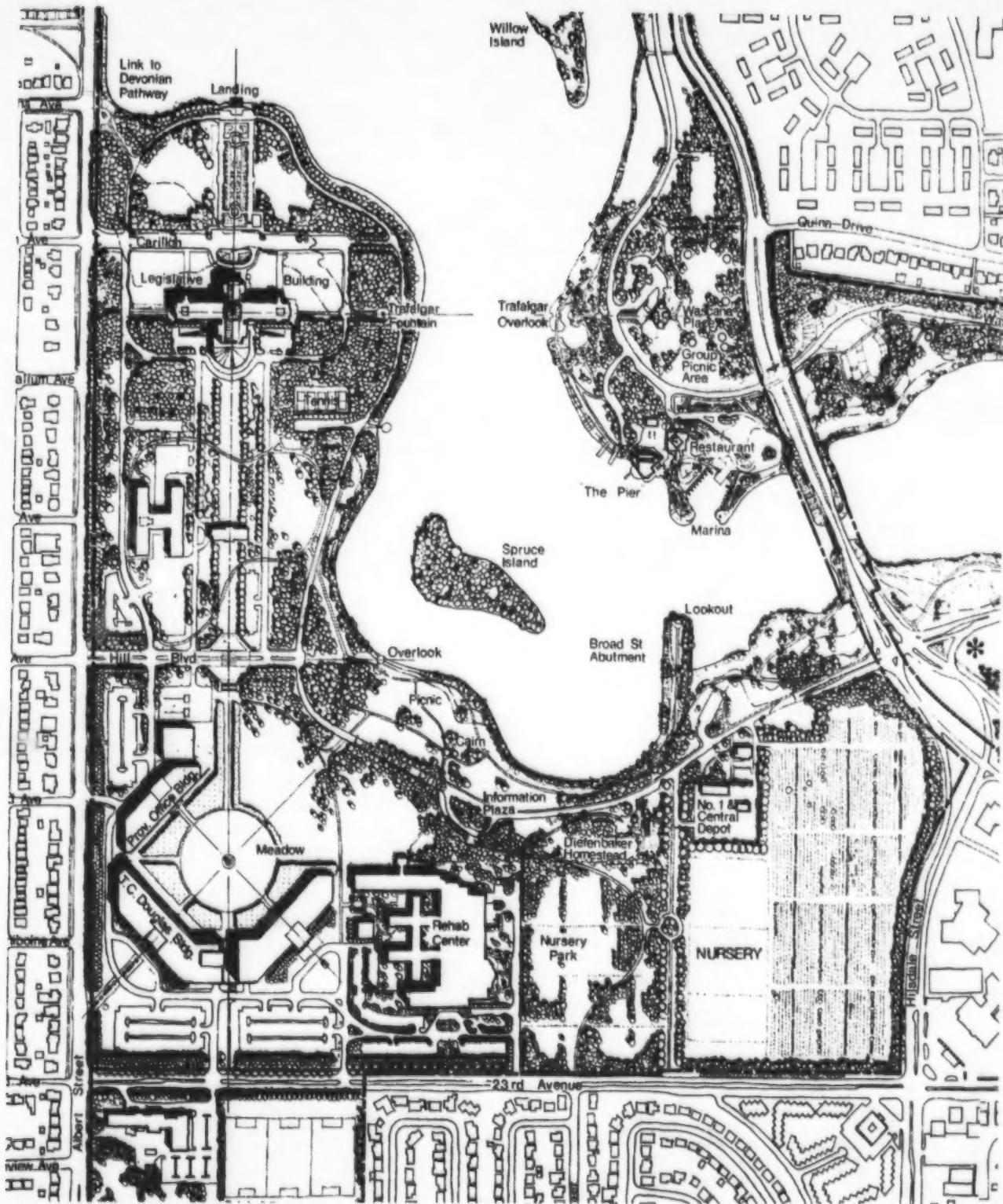
Today, the thinking has shifted toward the continued use and refurbishment of existing buildings—the powerhouse, the Walter Scott building, and the former Health building.

There are no current plans to build additional office space in the Legislative Grounds. The general policy of the current Government is that should the need arise for additional office space in the foreseeable future, that need will be met by private sector buildings in the City Core.

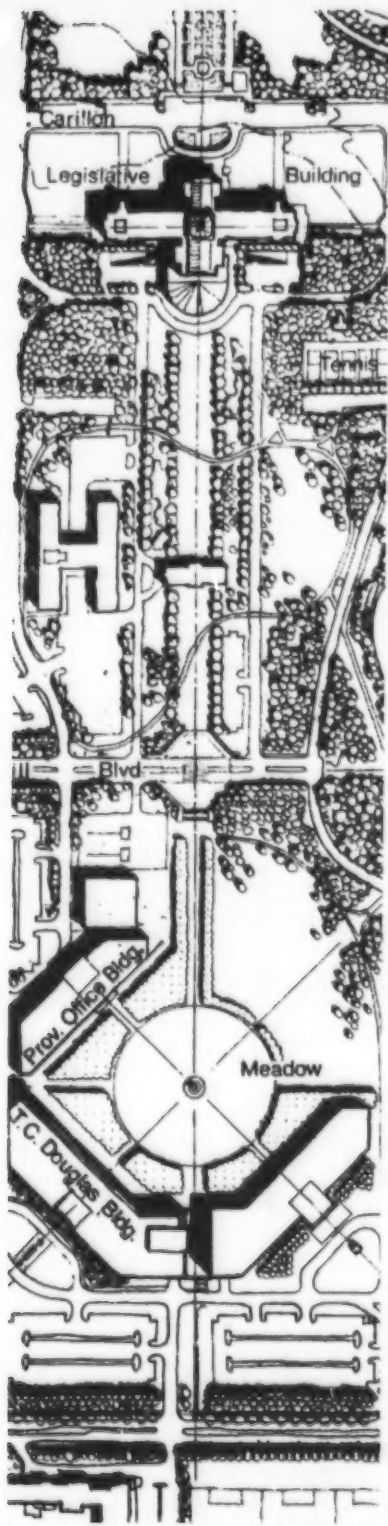
The 1999 Master Plan is therefore based on relatively little new construction and preservation of most of the existing buildings on the site.

The Legislative Mall and Meadow

Providing the vital symbolic and visual link between the Legislative Building to the north and the Government buildings to the south, the proposed Mall consists of two different parts, which reflect the distinct characters of the Park and the Meadow. The two sections of the Mall meet



74. Proposed Development, Legislative Grounds



at Hill Boulevard where the crossing is marked by a nodal feature announcing the Mall to the street and identifying its entrances.

Intended to offer spectacular framed views of the Legislative Building, the part of the Mall north of Hill Boulevard should be developed as a grassed avenue delineated by shade trees. Small walkways will follow the rows of trees and define the central panel of grass. Views north along the Mall would be terminated by the south facade of the Legislative Building and in the long term by a proposed interior winter garden conservatory.

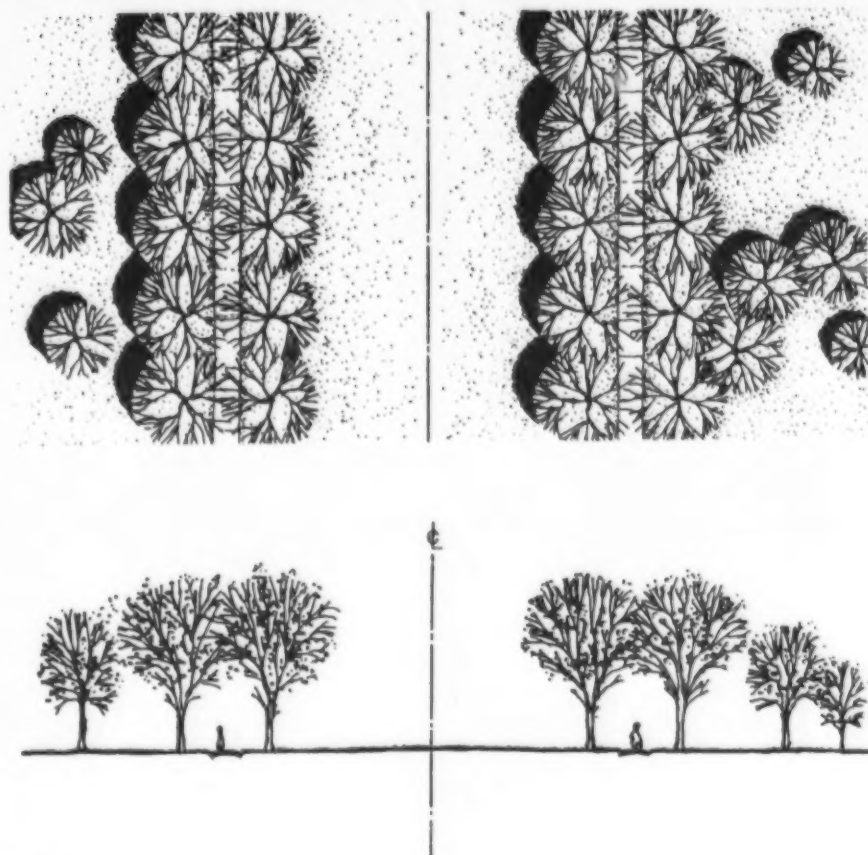
South of Hill Boulevard, the Mall would assume a more structured form to reflect the more formal nature of the Meadow and its surrounding buildings. Here it would consist of a central walkway defined by ornamental deciduous trees planted in a regular and formal pattern.

The Meadow should be defined by the forms of the surrounding buildings and by bosques of trees making the transition between the straight line geometry of buildings and the inner circle of the Meadow. To reinforce the space and to mark the alignment of the Mall, a site for a sculpture or fountain is identified at the centre of the inner circle. Regular, radiating open paths between the trees emphasize central entrances to the buildings.

Interim Implementation

It is eighty-six years, only fourteen short of a century, since Mawson drew up plans for the South Legislative Mall. Variations of his concept have been proposed in every subsequent master plan. The siting of the T.C. Douglas Building is predicated on its completion and termination in the meadow. Funds have never in that time been allocated to its full development. A start, however, has now been made with a new planting structure intended to establish a framework of trees and shrubs which will support a later, more formal articulation of the Mall as described above. Full realization will include additional trees and walkways.

75. Proposed Legislative Mall and Meadow



76. Detailed Plan and Section of the Proposed Legislative Mall

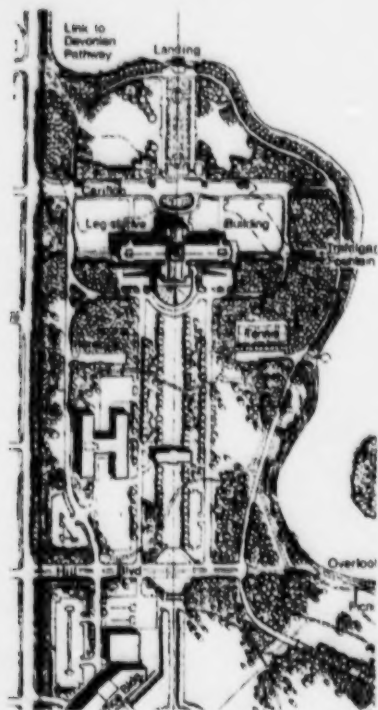
Long Term Implementation

Two existing buildings, the Provincial Medical laboratories and the Power House, stand in the way of fully implementing the Legislative Mall.

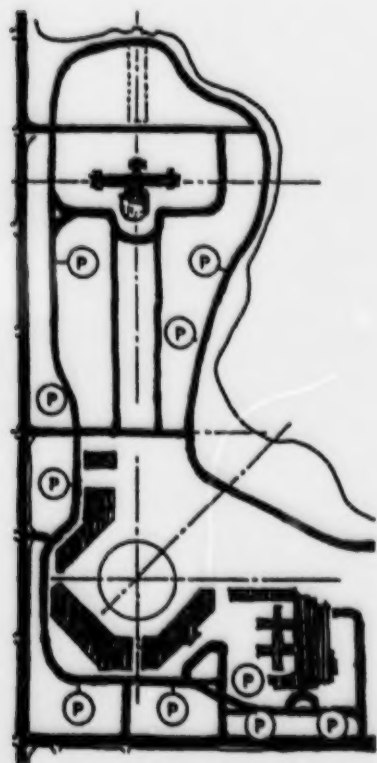
Power House: It has long been proposed that the Power House be removed to permit the ideal development of the Mall. It now appears that a combination of the buildings' heritage potential and its viability as a location for the legislative building's heating plant indicate a change of policy from the 1992 plan. The plan now shows it remaining as a mid-point feature in the Mall.

Provincial Medical Laboratories: The one-storey east annex of this building complex is located directly on the alignment of the future Mall. In a change of policy since the 1992 plan, upgrading of the mechanical system has recently taken place and will extend its life. However, it is not a future building site—once the existing building ends its useful life, it should not be replaced.

Area One North Maintenance Depot: This maintenance depot, including a building and storage yard surrounded by a perimeter fence should eventually be removed entirely and the site developed as pastoral park.



77. Grounds Adjoining the Legislature



78. Proposed Vehicular Circulation

Adjoining Grounds

The Grounds adjoining the Mall and extending along the lake are developed as a pastoral park with glades, lawns, informal plantings of shade trees, and meandering walkways, all providing a stately backdrop for the Legislative Building as well as places for strolling, picnicking and viewing.

The landscapes to the north and east, including the formal gardens and the shoreline park areas, are mature and require little further development. There are also large and mature woodlots to the immediate south east and south west of the Legislative Building which should be retained.

The Legislative Grounds presently contain five tennis courts and a wooden club house set into a large woodlot. Originally intended for use by Government employees, it is now a public facility. Because it is so well protected from the wind, it is one of the best locations for tennis anywhere in the city, and its use does not appear to have any detrimental effects on the surroundings. It is therefore retained in the Plan on the assumption that its availability for public use will continue.

Vehicular Circulation

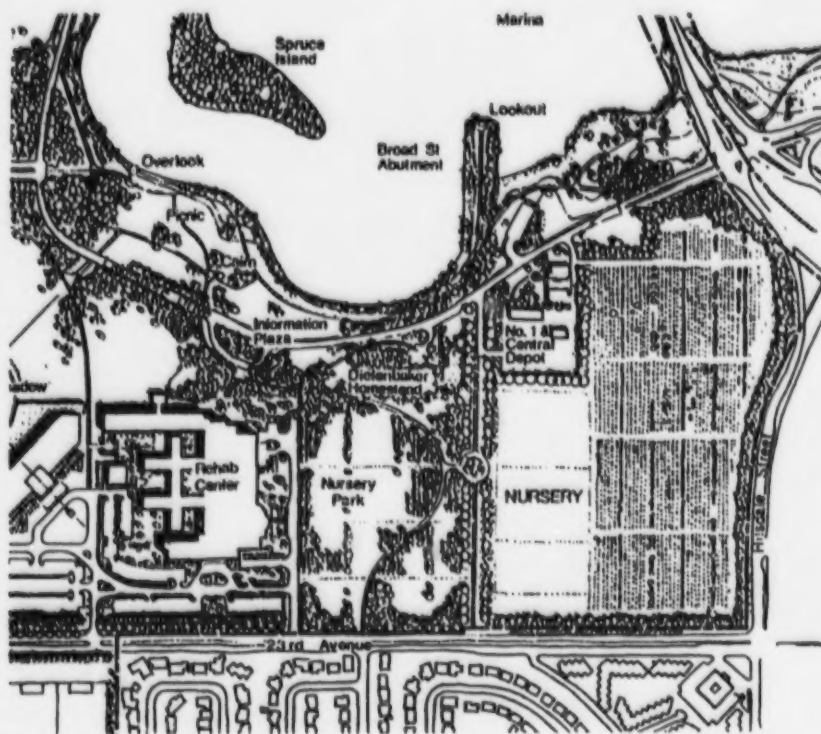
The large number of roads south of the Legislative Building reflect the greenhouses, residences, maintenance sheds and gardens which were once located there. In order to develop a landscape to match the Legislative Building in scale and dignity, and to minimize conflicts between cars and people, several of those roads should be removed, leaving only Saskatchewan Drive, Lakeshore Drive, Hill Boulevard and Avenues A and D for access and scenic routes. The two sections of Avenue B can be converted to parking lots.

Rehabilitation Centre

The Rehabilitation Centre was reconstructed with major additions and replacements between 1982 and 1987. No major expansion is contemplated.

Nursery Park

The west parcel nursery was deleted in 1991 and designated for redevelopment as informal park space. The design of the new park is a balance between the romantic landscape character of the Legislative Grounds and the geometric patterns of the former nursery which are most strongly expressed in the rows of large trees and shrubs. Views into the park and physical access for pedestrians should be provided from a number of points including 23rd Avenue, the Rehabilitation Centre, the Broad Street right-of-way, the Diefenbaker Homestead and Information Plaza.



79. Rehabilitation Centre, Nursery, Maintenance, and the Old Broad Street Abutment

Old Broad Street

The establishment of Nursery Park was accompanied by the planned closure to vehicles of Old Broad Street. This route should be reduced in width and redeveloped for pedestrians. The strong linearity of the route should be maintained and balanced by the curvilinear routes in Nursery Park adjacent.

The Old Broad Street abutment is a prominent location, one of the few outdoor places with sufficient height to provide a commanding view of the surrounding area. Bank stabilization should be carried out to eliminate the present erosion, and a small lookout structure should be constructed on the extreme north end. It could also form the location for a watersport finishing line "tower" and tiered seating.

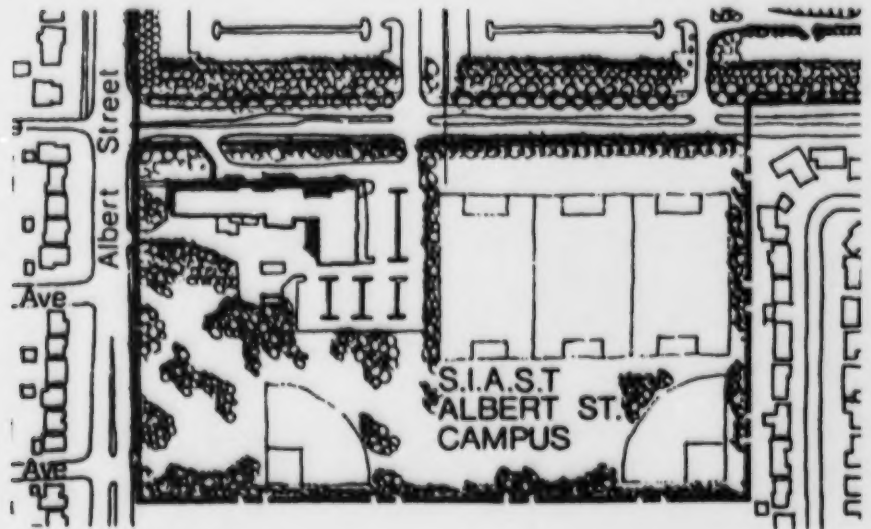
Production Nursery

The main Wascana Centre nursery is located in the southeast quadrant of the Legislative Grounds. It was initially developed on the assumption that major supplies of plants would be needed only to establish the landscape in Wascana Centre and that once that purpose had been fulfilled, it would be replaced by new government buildings. It has since been recognized that an effective maintenance and replacement program will require continued operation of the east parcel nursery, so it remains in the plan.

South of 23rd Avenue

The property south of 23rd Avenue (previously the Albert Street Campus of SIAST) provides a well-landscaped first impression of Wascana Centre for people travelling north on Albert Street. With the consolidation of the Regina campuses of SIAST into Wascana East, the use of the property will be in question. If it is disposed of by the government, or can only be economically used for a purpose not in conformance with the Act, it may be removed from the Centre.

Whatever its future, the building has been identified as having perceived heritage value worth further in-depth review. The landscape along Albert Street has been recently enhanced and has value as an introduction to the Centre.



80. Albert Street Campus

Maintenance

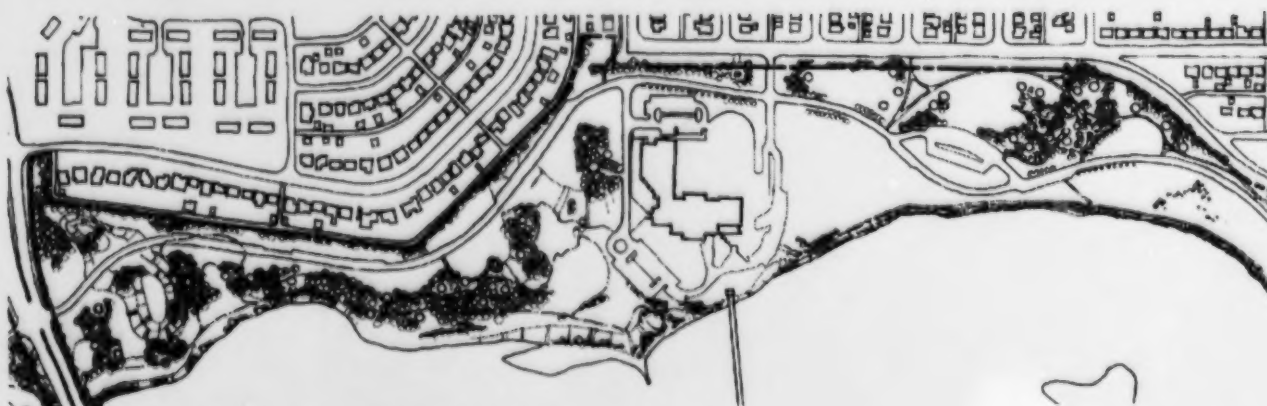
The area immediately south of the Wascana Lecture Hall and the former Development Office has been consolidated into Maintenance Depot No. 1. A small visitor parking lot is also included outside the secure areas of the yard.

4.4 Goose Hill Park/Family Parkland

Extending along the north lakeshore, this planning area contains the rolling Goose Hill Park and Family Parkland with several picnic sites, a family amusement area, and the Saskatchewan Power Plant redeveloped as a research and development station, Science Centre and IMAX Theatre.



81. Aerial Photograph, Goose Hill Park/Family Parkland, c. 1990



82. Existing Site Plan, Goose Hill Park/Family Parkland

Landscape Development

Of the two park areas, Goose Hill Park is the more highly developed. There are only minor modifications and refinements required at this time. For instance, the existing trail system should be extended to link with the system on the west side of Broad Street and dense mixed planting should be added to screen the houses on Quinn Drive.

For the most part, the open and informal character of Family Parkland should be maintained in order to permit views of the lake and beyond from Wascana Drive. Development of the area could include planting, picnic facilities and relatively large open areas. A small building site, tucked into the landscape, is available east of the Science Centre.



83. *Proposed Development, Goose Hill Park/Family Parkland*

North of Wascana Drive, there should be further development of continuous and open deciduous tree planting to create a strong canopied transition to the park from bordering streets including 19th Avenue, Douglas Avenue and McDonald Street.

Saskatchewan Science Centre

A land use not in compliance with Wascana Centre's purposes, the Saskatchewan Power Corporation Research and Development Centre was accepted with three important conditions attached. First, the Saskatchewan Science Centre, to be accommodated in the same facility, would serve a combined recreation/education purpose. Second, the complex was provided with an area for development which was specified in the 1982 Master Plan. Third, the SPC substation and related equipment be removed over time.

SaskPower, which still uses the site as a major power distribution centre, has upgraded the switching yard to reduce the amount of land consumed and to improve visual quality. Measures include moving most equipment indoors, screening and/or re-cladding remaining outdoor equipment, reducing the size of the switching yard, burying overhead cables in the immediate vicinity of the building and improving area landscapes.

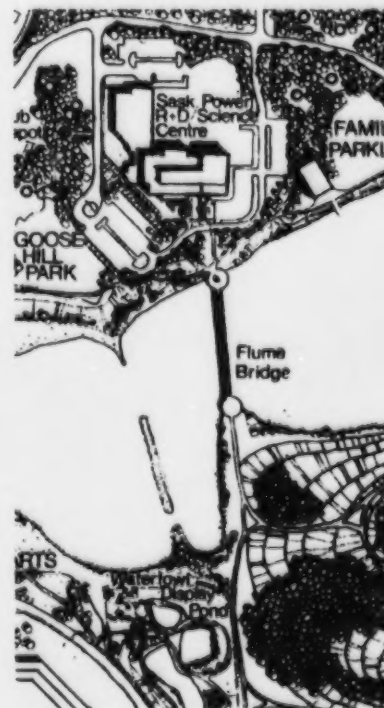


Waterfowl Park Boardwalk

If developed with generous bridge termini, appropriate bridge decking and viewing platforms, a Boardwalk over the old flume bridge would provide a unique way of experiencing the lake and associated wetland areas while providing a needed pedestrian linkage. Once developed, the Boardwalk could also facilitate greater program coordination between the Waterfowl Display Ponds and the Science Centre.

Ducks Unlimited

A site immediately east of the Science Centre could be developed as an interpretation centre and headquarters for Ducks Unlimited. The building should be well integrated with the landscape, partly incorporated into the existing mound on site. The interpretation centre will assist the public in understanding the waterfowl reserve. It will also be a point of departure for water interpretation trails and a control point for limited canoe launching.

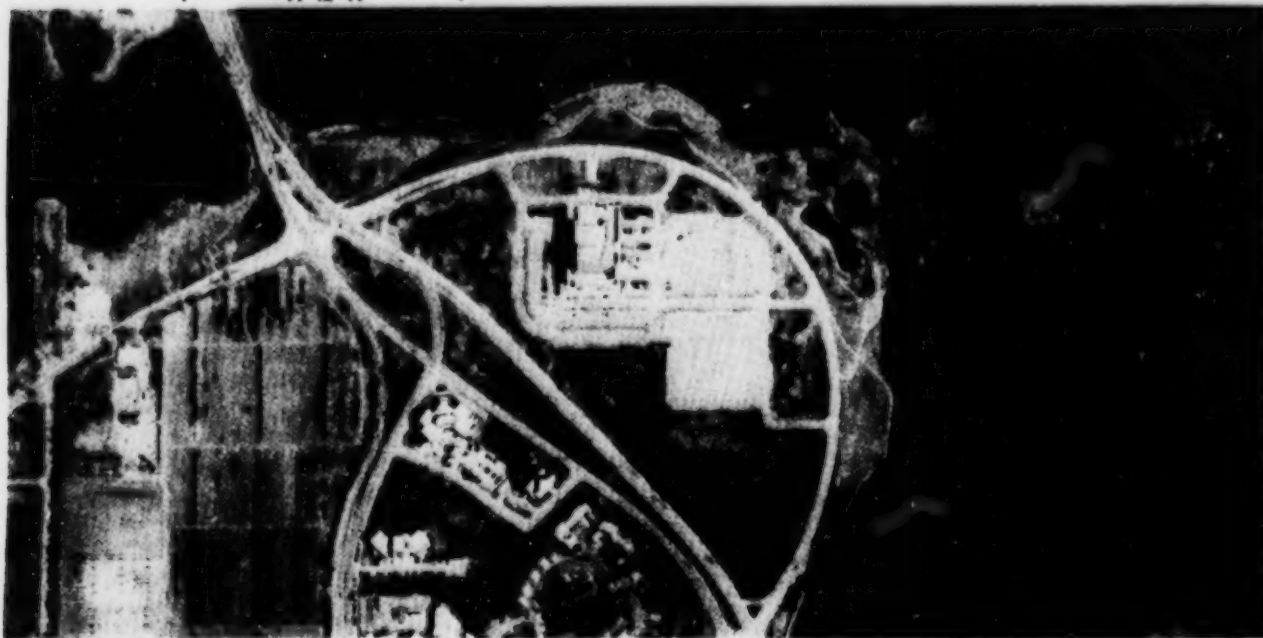


84. Proposed Flume Bridge Connection Between Science Centre and Waterfowl Display Ponds



4.5 The Centre of the Arts/Goose Island

This prominent and central site is occupied by a formal and monumental building in a commanding position overlooking the lake. It is flanked by large surface parking lots. Adjacent to it are the Waterfowl Display Ponds and Goose Island.

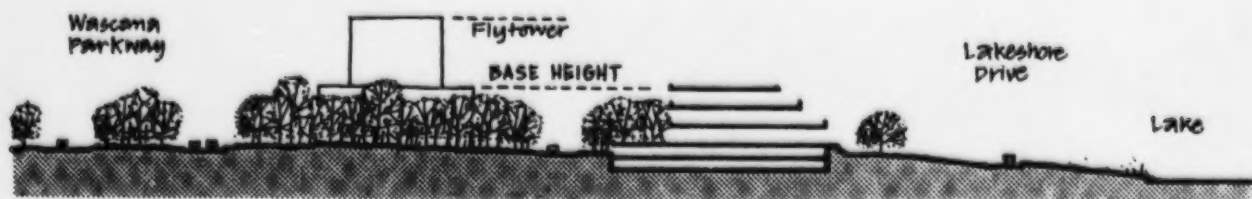


85. Aerial Photograph, Centre of the Arts, c. 1990



86. Existing Site Plan, Centre of the Arts

Centre of the Arts: Because of its prominent position, the site is particularly vulnerable to unsympathetic architectural design and massing. New development should therefore be considered only if it is built over the parking lots, and only if it consists of low, perhaps terraced masses relating in scale to the base of the Centre of the Arts, rather than to the auditorium or fly tower. It should also only be permitted on the parking lot sites, so that the parkland adjacent to Wascana Parkway is retained.



87. Height Limits of New Buildings

Goose Island: Fill from the lake deepening scheme will transform Goose Island, bringing its highest elevation to about seven or eight metres above lake level. This will be manipulated and planted so as to resemble a natural feature containing trails, interpretative features, and possibly a raised but subtle waterfowl observation feature. The contours of the landform would be varied to host different plant materials (trees, shrubs, groundcovers and water-edge plants) to create visual interest and excitement, providing a rich public use experience, and stabilized drainage patterns. Final design will determine whether Goose Island should remain an island and whether or how to integrate the water fowl display functions into the composition.



88. Proposed Development, Centre of the Arts



4.6 Douglas Park/Arboretum

This planning area contains the Douglas Park sports complex and picnic grounds, Wascana Hill, a proposed arboretum and conservatory, an overwintering structure for waterfowl, the W.C.A. production greenhouses, Maintenance Depot No. 4 and some of the last original prairie grassland in the region.



89. *Aerial Photograph, Douglas Park, c. 1990*



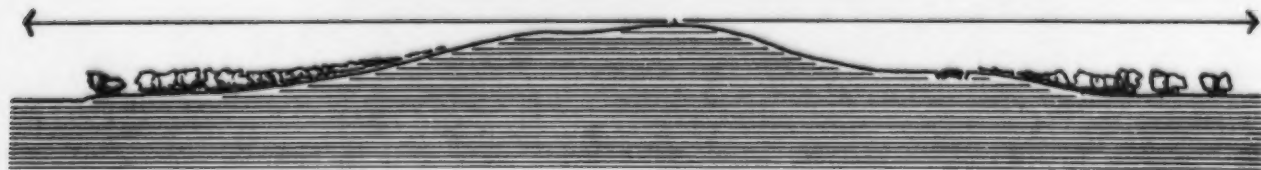
90. Existing Site Plan, Douglas Park

Wascana Hill

Built mostly from material excavated from local construction sites, Wascana Hill is approaching its ultimate size. The landfill project is currently 592 metres above sea level. Once fill from lake excavation is added, it will reach its intended 597 metre mark, 27 metres above the level of the lake. This elevation will provide nearly unobstructed views of the complete horizon.

The Hill should be developed as an overlook and as an element in the landscape, but in ways which maintain its structural and environmental integrity. Earlier engineering analyses concluded that the Hill would remain in an unstable condition for many years to come due to its content and composition.

The preferred image of the Hill is of a grassed dome rising out of a mantle of rich vegetation around its base. The Hill should be covered primarily in rough-mown grass and planted with trees and shrubs only on the lower slopes and valleys. The Hill is an unusual and striking feature in an otherwise flat prairie landscape and so it should be developed with only those elements necessary to accommodate casual recreation activities and to provide reasonable access to its promontory.



91. *Proposed Section, Wascana Hill*

A system of walkways should be developed to provide pedestrian access from a new parking lot to be located north of the Hill. When filling and construction is completed, the gravel construction road leading to the top of the Hill should be retained to provide vehicular access only for those not able to walk. This road will serve a small gravel parking lot nestled between the two peaks of the hill and screened by low shrub planting.

Assiniboine Avenue and McDonald Street should be realigned both vertically and horizontally to form a continuous and curvilinear extension of Wascana Drive over the lower slopes of Wascana Hill. It will be necessary to construct this road on new and carefully placed material.

The existing fence surrounding Waterfowl Park should form the limits of construction and filling. All construction on the Hill should be carefully planned and supervised to minimize adverse effects on all adjacent lands and water bodies.

Douglas Park

This park is presently one of the City's most active sports field areas and is in a relatively complete state. New elements that should be considered include improved facilities for tennis, basketball and soccer. Ongoing



92. Proposed Development, Douglas Park/Arboretum

development should also include the upgrading of existing planting, playing fields and parking lots. A dense planted screen is also proposed at the eastern edge, against the Trans-Canada Highway and the Assiniboine Avenue overpass.

The Field House, proposed in the 1982 Master Plan, has been constructed at another location in the City leaving the site designated for this purpose available for another use. Until a long range use of this site is identified, it should be developed as a practice field with the capability of serving, if necessary, as an overflow parking area during peak days.

The area north of the sports fields should be developed as an unprogrammed picnic and play area. New tree planting should be undertaken to provide stronger spatial definition and to provide more "edges" for picnic sites. New planting should be organized to preserve some large open areas that can be used for general play and pickup sports. The old formal garden should be modified to become the site of a group picnic shelter.

The intersection of Wascana Drive and Park Street should be realigned to form a "T" connection. Although lying outside the boundaries of Wascana Centre, this intersection should be modified to discourage speeding in general, and in particular to prevent the use of a loop formed by Wascana Drive, Douglas Avenue and McDonald Street as a speedway.

Arboretum and Conservatory

The area south of Douglas Park is planned to accommodate an arboretum specializing in plant materials able to survive and flourish in the Saskatchewan climate. Intended as an educational as well as a recreational facility, the arboretum will be organized to display plants with different characteristics and requirements. The arboretum will include walkways, sitting areas, and viewing points, as well as ponds, streams and other water features.



93. *Proposed Arboretum and Conservatory*

A public conservatory will be developed near the east end of the site and integrated with the arboretum. This development may involve a collaboration between WCA and outside groups to create a public interior/exterior garden.

Waterfowl Park and Grassland Reserve

This area is to be preserved and managed as an educational and research facility, with access carefully monitored and controlled.

There is a significant area of low lying shore within the waterfowl park which is to be nurtured as a biological interpretation zone and which will include the very lower slopes of Wascana Hill. It is intended that this area demonstrate a range of vegetation types from marsh habitat at the water's edge, to prairie grassland and early successional woody vegetation.

Maintenance

The production greenhouses and W.C.A. Maintenance Depot No. 4 to the east of the arboretum will be retained.

Assiniboine Flyover

Proposed in the 1982 Plan, a bridge connection has been constructed between the Trans-Canada Highway Bypass and Assiniboine Avenue east of Wascana Centre. Care has been taken since to avoid a street connection between Assiniboine Avenue, east and west, so that commuter traffic from the southeastern sector of Regina will not be able to use Wascana Drive as a through route. A special lane, restricted to bicycles and pedestrians, has been constructed to provide a direct link into Wascana Centre from Assiniboine Avenue.



4.7 The University of Regina Main Campus

The selection of a site for a new campus in Regina was precipitated by the need for rapid university expansion in the early '60s. At that time, it was expected that the new campus would accommodate some 8,000 full-time students within a 15 year time frame, a significant number of whom would live on campus. Building growth was stalled between 1974 and 1989, while student enrollment continued to expand, albeit at a slower pace than originally anticipated.



94. Aerial Photograph, University of Regina. c. 1990

The early Master Plans reflected an arts and science university supported by a residential collegiate system. The residential idea was only partially implemented. While the core academic emphasis has remained, the current student body lives primarily off campus. Outreach, part-time and extension programs have also grown.

One consequence of the increasing number of students living off campus is that the student parking ratio is increasing. Approximately 50% of off campus or day students now have parking permits. This trend can also



95. Existing Site Plan, University of Regina

be observed in high schools and the University projects a continuing increase in parking requirements. A shift to higher transit use seems unlikely in the short term because of user resistance and the particular needs of part-time students. However, the resulting vast surface parking lots create an exposed and unattractive environment which runs counter to the fundamental idea of Wascana Centre as a place where grass and trees predominate.

The success of the original 1962 University plan depended upon the completion of many phases of building within a relatively short period of time. When construction stopped, the interrupted implementation of the original plan left the campus in an 'incomplete' state with a weak sense of focus and structure. The partial completion of the indoor pedestrian concourse system and the disproportionate number of isolated buildings also put students and faculty to some inconvenience and discomfort during the winter. Most of the limited construction in recent years has sought to remedy the situation by extending the linked system of buildings.

Since 1982 the Master Plan has proposed that development would occur in two general areas, each to accommodate quite different uses. Academic uses would be accommodated within the campus core with new buildings organized to define the central Academic Green and to permit the completion of a continuous interior pedestrian system. Research uses with ties to private industry would be accommodated to the south, structured along a University Mall that originated at the Academic Green and extended to Wascana Parkway at Grant Road.

The challenge in planning at the University consists in accommodating immediate building projects in ways which build toward a composite group which is visually coherent, socially viable and operationally effective. The plan must be specific enough to give direction to current problems and yet sufficiently open and flexible to accommodate an only partially predictable future.

Changes from the 1992 Plan

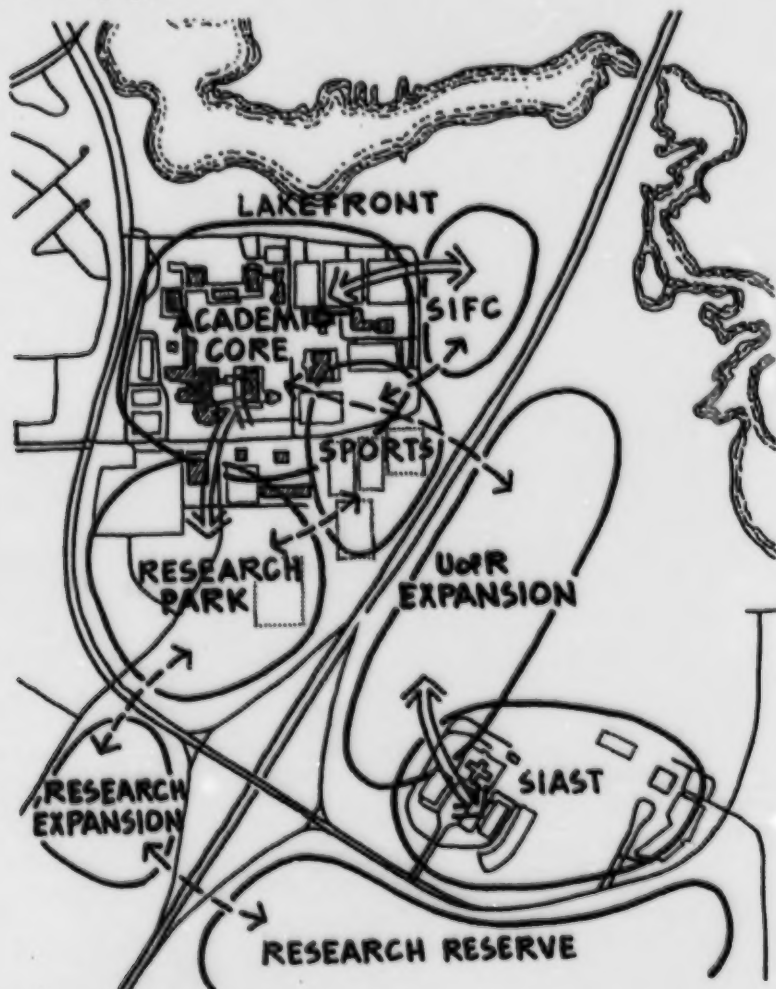
The primary changes from the 1992 Plan are as follows:

- i) The idea of a research component has reached maturity, and with it a revision of land control and proposed future uses not only within the main campus area, but also the adjacent Wascana East.
- ii) The Plan to create a new home for the Saskatchewan Indian Federated College at the eastern edge of campus has been included.
- iii) The roadway system has been modified and the plan to create a north-south cross-campus road way has been abandoned.
- iv) The pedestrian linkages from the Academic Green eastward have been strengthened.
- v) The layout of the Research Park has been reorganized to emphasize a centre of interest or central plaza linked to and as close as possible to the Academic Green.

The Research Park will be operated by a joint venture between the University and the Saskatchewan Opportunities Corporation. The intention is to develop research facilities, similar to the successful Innovation Place development in Saskatoon, in three phases. It would begin with the land south of the Academic core and contained within Wascana Parkway, proceed to the land south of Wascana Parkway, west of the bypass currently occupied by Garden Plots. Once these sites are developed, the western half of the Heritage Reserve south of Wascana East and east of the Expressway would be available for further expansion. The remaining section of the Heritage Reserve would be available for potential development associated with SIAST.

1998 University of Regina Campus Plan

A detailed campus plan was approved by the Board of Governors in 1998. It consisted of a series of twenty-six planning strategies and a Demonstration Plan. A selection of the strategies dealing with site planning (and therefore most relevant to the Wascana Centre Plan) is summarized on the next few pages.



Note 1: A subsequent plan of the Research Park utilizes the principles expressed by the diagrams, but the actual configuration of buildings around the central plaza has been modified.

Note 2: U of R and Research expansion into Wascana East will take place as part of an overall plan of the "Knowledge Corridor".

Roles of the Main Campus and Adjacent Lands

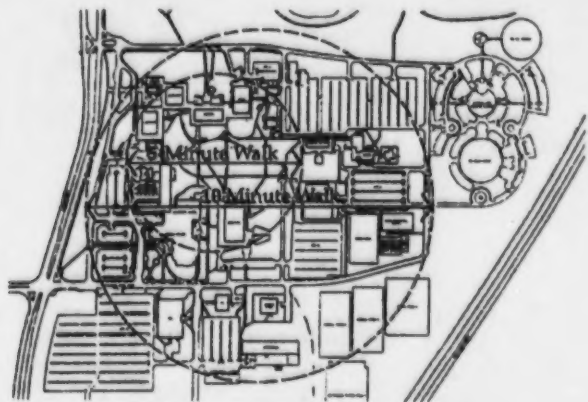
The Main Campus will be consolidated and remain the focus of academic and related activity. The southerly part of the campus will be developed as a major research park. The Wascana East Lands will be held in reserve for future growth.

Enhancing Physical Assets

New development will preserve the existing assets of the campus and favour the repair of problem sites, avoiding the replacement or modification of good quality buildings and landscapes.

Compact Campus Size

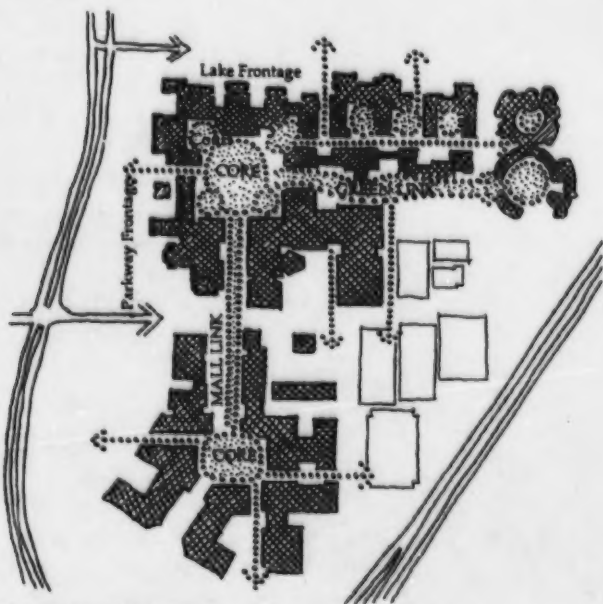
Future development will support a sense of cohesion as well as easy and quick pedestrian movement between campus facilities.



97. The Compact Campus—10 min. (750 m) and 5 min. (375 m) Walking Distances

Spatial Structure

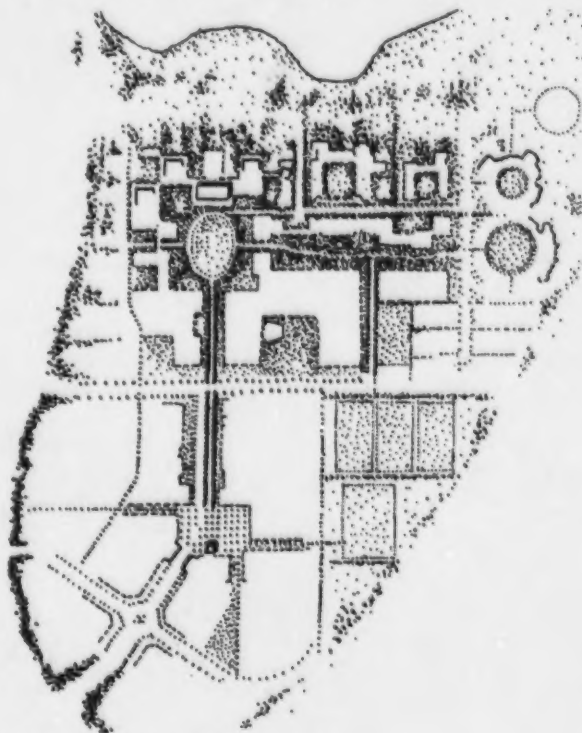
The spatial structure of the campus will be reinforced. It is composed of a central space, two spines east and south, a series of protected courts, and a network of trails.



98. Spatial Structure

Landscape Structure

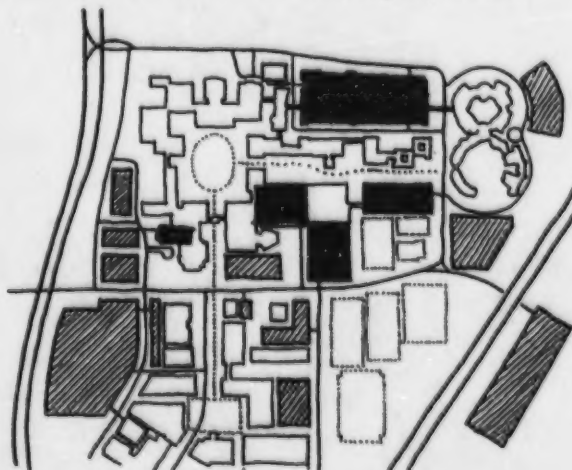
Campus landscapes will reinforce the spatial structure and circulation system of the campus as well as provide pleasant places to relax, view and play. Buildings will be sited and designed to define and animate meaningful outdoor spaces.



99. Landscape Structure

Parking

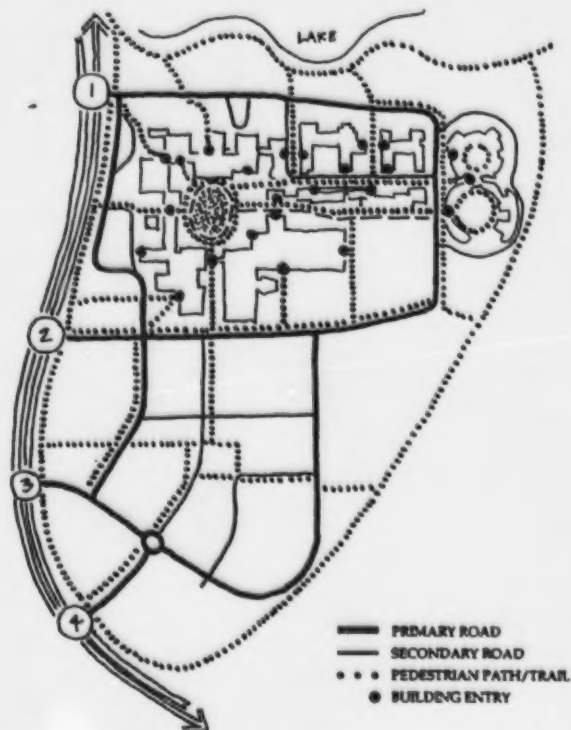
The University will move from reliance on surface parking to a greater mix of structured parking provided in association with building expansion.



100. Long Term Structure and Surface Parking

Road and Path Structure

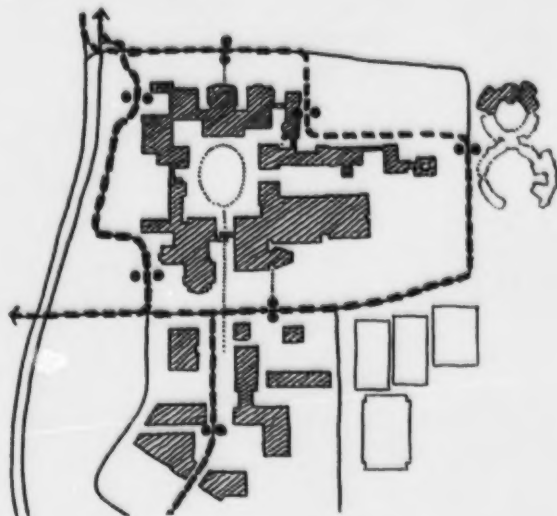
The road structure will reinforce primary loops around the campus and research park, with internal secondary roads providing access to individual buildings and service areas. Pedestrian paths will form a finer network linking parking lots, building entries, and recreational trails.



101. Movement Structure

Transit Convenience

The University will seek ways to improve transit service in terms of frequency, convenient stops and efficient routings.



102. Proposed Routes and Stops Close to Building Entrances (Mid-Range Plan)

The Pedestrian Concourse System

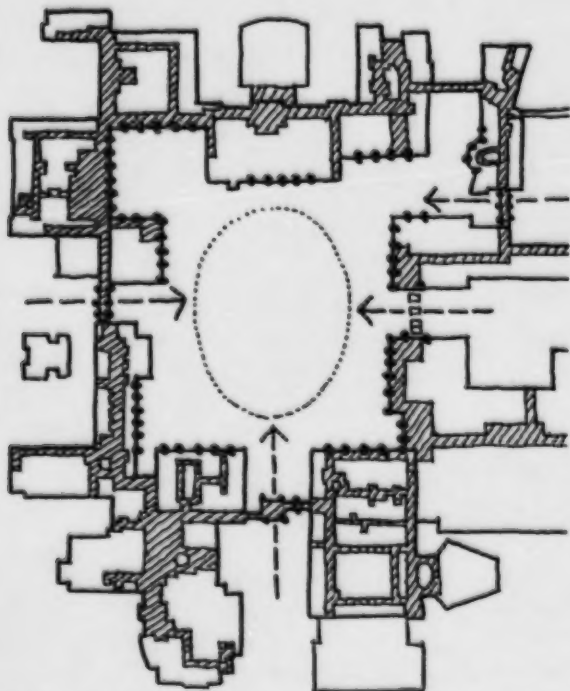
The indoor pedestrian concourse system will be extended to connect all campus buildings. It will be at ground level wherever possible, with access to the outdoors and natural light. The concourses will be designed as a series of connected indoor urban "streets" – vital and sociable meeting grounds for the entire university community.



103. Proposed Concourse Structure in the Long Term

Animating the Academic Green

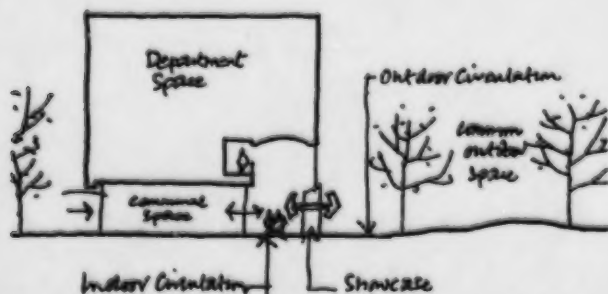
The Academic Green will be smaller, be surrounded by buildings which present a friendly face to it, include more intimate spaces and activity attractions within it, and there will be easy access to the concourse system at grade and the podium level above.



104. An Academic Green with a Permeable Perimeter

Constituent and Communal Needs

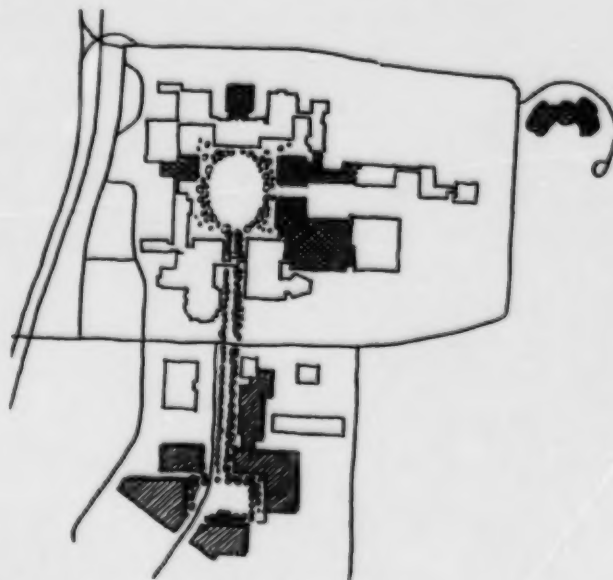
Projects established to meet the needs of a particular constituency will also meet the communal needs of the University as a whole.



105. The Contribution of Projects to the Communal Good

Campus Expansion Priority

Each new building will be sited and designed to contribute to the campus-wide pedestrian system and the ordering of the overall spatial structure.



106. First Priority: Building Sites with the Greatest Potential to meet Plan Objectives

The Campus Long Range Development Plan

The primary spatial and landscape structure of the campus is an inverted "L" focused at its corner on an Academic Green, with projections southward along University Mall to a Research Quad and extending eastward to the proposed double courtyarded Saskatchewan Indian Federated Colleges building. This primary structure is complemented by a series of courtyards providing a focus and identity to smaller groups of buildings.

The road system around the academic precinct is a loop containing a large pedestrian interior. Buildings facing the perimeter road should establish a street presence or sense of address.

In the Research Park, the buildings focus on a main road in the middle, Research Drive, associated for part of its length with the University Mall and the Central Plaza, which also acts as a source of visitor arrival to the park. A loop road provides access to parking and address to the secondary buildings.

Two potential locations are shown for a street and pedestrian linkage passing under the Trans-Canada Highway to link with future expansion of the campus in Wascana East.

Parking on the U of R lands is proposed partly on the surface, partly under buildings, and partly in two major structures shown south and east of the Physical Education building.

Parking on the Research Park lands is partly on the surface, and partly in three structures. The University population relies on 1,100 parking spaces on Research Park land.

University Playing Fields remain in the eastern part of the campus, adjacent to the Highway.

Mid Range Plan, Academic Core

The sequence of building out the long range plan is important because some of the building locations give greater benefit to the campus as a whole than others. A primary objective in siting the first new buildings will be to create a greater sense of place and cohesion to the campus landscape and a greater amenity and convenience to people moving about between buildings in both the summer and winter. Accordingly, the demonstration plan illustrates the early development of an infill building linking the Education and Physical Education Centres. This is coupled with a further phase of building which links the Language Institute and Campion College. These additions will complete an interior walkway system connecting existing buildings on campus, and provide a sense of comfortable enclosure to the academic green.

For different reasons the first phase of the Saskatchewan Indian Federated College is also a priority. It has the fastest growing segment of university enrolment. Because a distinct identity is considered important, this building is constructed on its own site at the eastern edge of the campus.



WASCANA EAST:
UNIVERSITY,
POST-SECONDARY
EDUCATION &
RESEARCH

107. Long Range Development Plan, Academic Core and Research Park

Mid-Range Plan, Research Park

The criteria for locating the first buildings in the Research Park relate to establishing a strong presence, a sense of arrival, strong visible linkage to the Campus Core, and direct connection to the University's utility corridor. They are therefore sited to reinforce the spatial containment of University Mall and the Research Plaza.

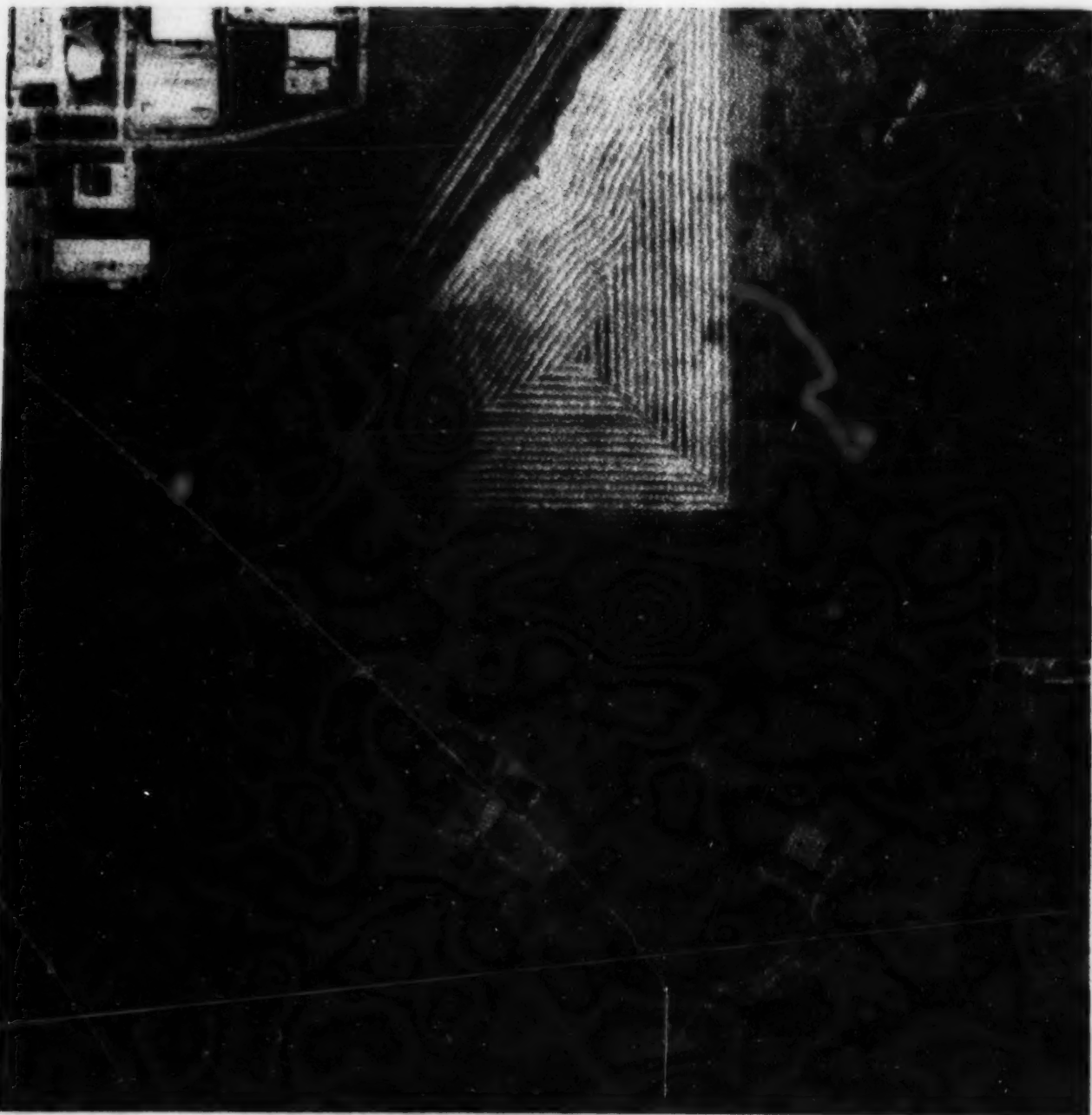


108. Mid-Range Plan, Academic Core and Research Park



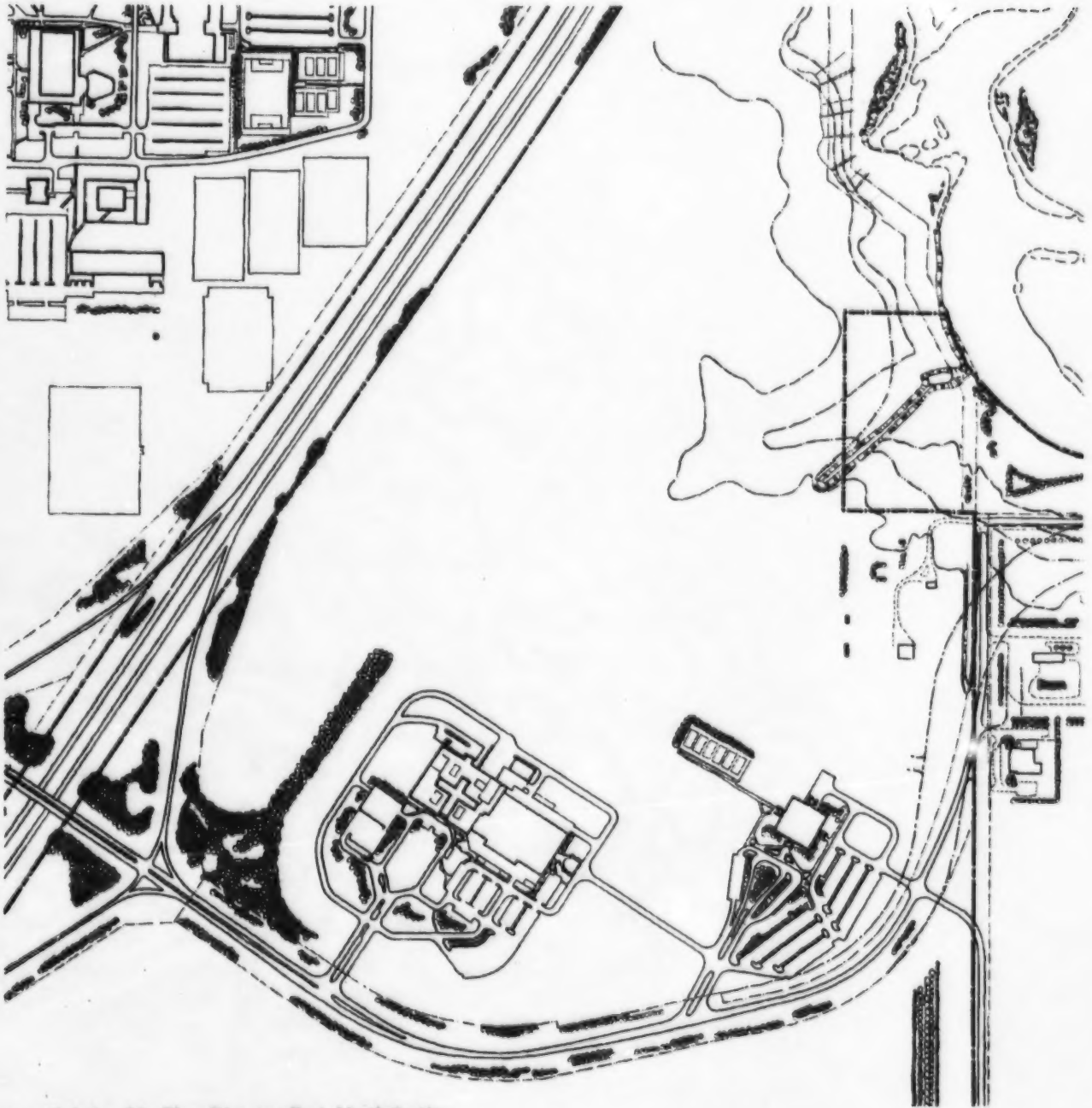
4.8 Wascana East

The area east of the Trans-Canada Highway Bypass and north of the extension of Wascana Drive is presently a relatively treeless grassland, from which rise the cruciform tower and the windowless cube buildings of the S.I.A.S.T. Wascana Campus. To the north is a triangle of low lying land, progressing into the marshy headwaters of Wascana Lake. To the south is a large farm field.



109. Aerial Photograph, Wascana East, North Section, c. 1990

The primary objective of Wascana Centre, to provide a coordinated, attractive, park-like setting for government, cultural and recreational uses, has not yet been fully achieved in Wascana East, partly because irrigation water is not readily available here as elsewhere and partly because of the removed and monumentally institutional character of the two existing buildings—the tower because of its height and the original Institute because of its severe geometry and windowless walls. Future development provides the opportunity to bring the architectural and landscape development of the area in line with the high quality of the rest of Wascana Centre.



110. Existing Site Plan, Wascana East, North Section

Changes from the 1992 Plan

Wascana East is undergoing major changes to land use. The primary changes from the 1992 plan are:

- i) The Saskatchewan Institute of Applied Science and Technology is moving from the Original Institute building, leaving it available for other uses.
- ii) The Plains Centre is to be occupied by a consolidation of the Regina campuses of the Institute—an opportunity identified by SPMC.
- iii) The remaining land north of the Parkway has been designated as University and Post Secondary Education Reserve.
- iv) The land south of the Parkway, previously "Heritage Reserve" has been designated University and Post Secondary Education Research Reserve.
- v) The north portion of the site is a receptor area for fill from deepening the lake, prior to any development on it.

Development Principles

Development on the Wascana East lands will be guided by principles which recognize the potential for a broad perspective on post secondary education, research and training.

The principles endorse a collaborative approach to the development of the Wascana East lands. These principles encourage the participation of all interested parties who possess a mandate that is complementary to the goal of co-operatively furthering the provinces' post-secondary education, research and training requirements. Complementary opportunities could include, but not be limited to, shared facilities, joint student services and administration, and linkages to federal and provincial employment programs.

Principles to guide development of the Wascana East land are:

Joint Planning: Planning and development on the site will be guided by a joint planning committee. Potential members would include representatives from the University of Regina, SIAST, the Province of Saskatchewan, (possibly Post-secondary Education and Skills Training and/or SPMC), SOCO, and the City of Regina. The joint planning committee would serve as a vehicle to discuss any possible mutually beneficial ventures on the Wascana East land and deal with issues such as:

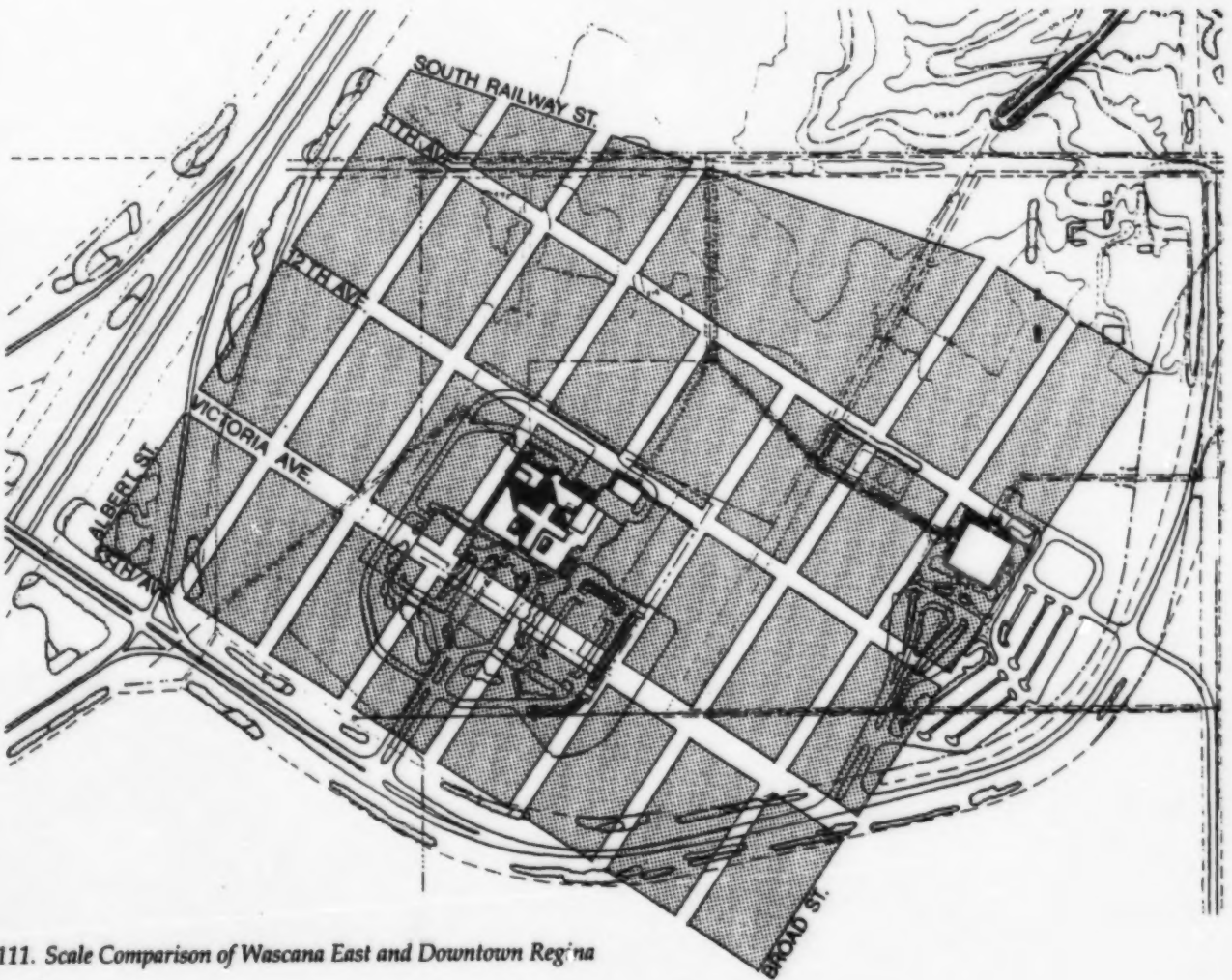
- Roadway configurations and highway relocation
- Servicing Requirements. Upgrading utility corridors and servicing will be required to develop these lands. These should be routed to minimize disruption to existing landscapes and other development, and to the wetlands within the floodplain.
- General Site Planning.

Complementary Facilities: Collaborative development opportunities that recognize complementary post secondary needs should be given priority.

Sector Plan: A comprehensive sector plan to guide immediate needs and long term expectations will be completed in consultation with key stakeholders.

Scale of the Site

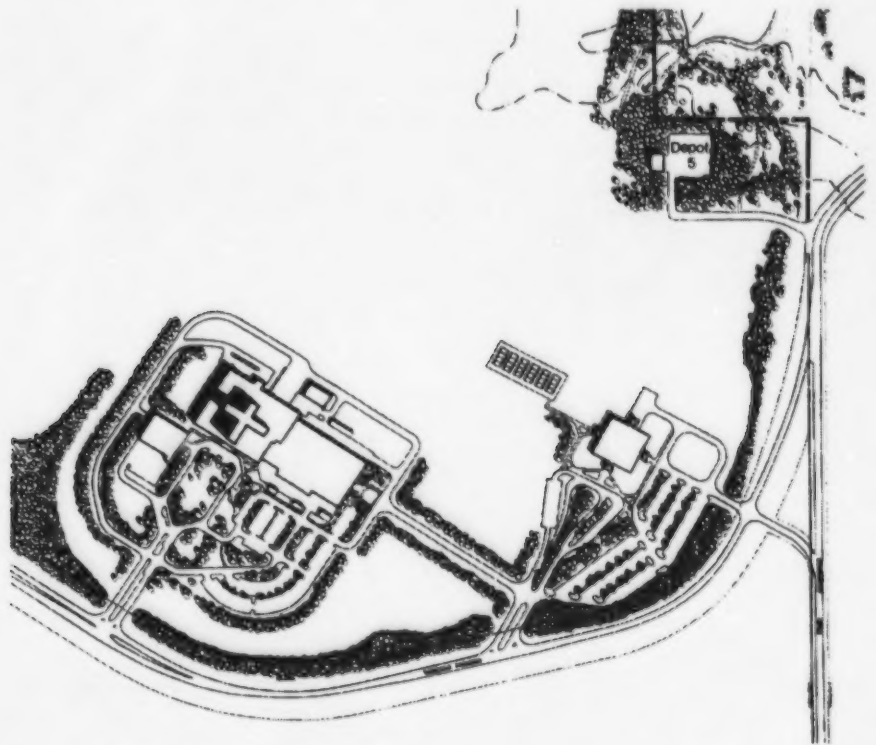
The site is very large. The adjacent figure superimposes the plan of Regina's downtown area (a 29 block sector) over the Wascana lands to the same scale. It is readily apparent that as the site is developed it could accommodate a very large built environment and that scale is a primary issue. For this reason, as well as for reasons of climate control and land use economy, the proposed development form should be compact and protected, without spreading indiscriminately across a large site area.



111. Scale Comparison of Wascana East and Downtown Regina

S.I.A.S.T. Expansion

The tower is to be occupied by classrooms, offices and seminar rooms. The podium will be occupied by larger classrooms, laboratories, libraries, cafeteria, receiving and the like. An extension of the podium is being built to house mechanical shops.



112. *The S.I.A.S.T. Wascana Campus*

Response to Climate

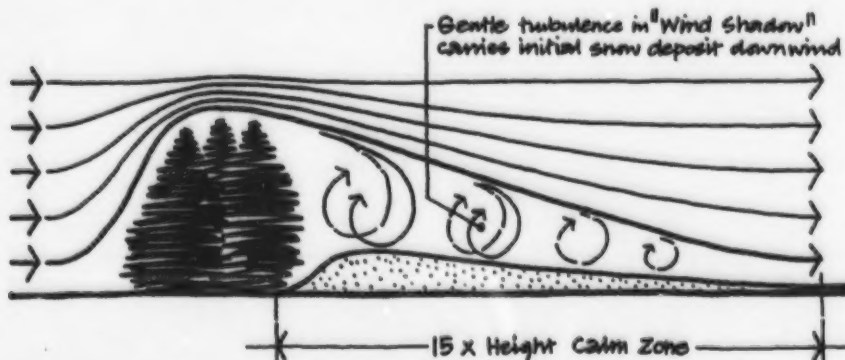
The major climatic issue on the site concerns wind and snow conditions. The exposure of the site, particularly to the prevailing southeast winter wind, creates extreme problems of wind chill, snow drifting and poor visibility. The buildings and plantings should therefore be designed to moderate these conditions as much as possible.

Snow falls predominantly during early winter ; for the rest of the season local snow accumulation is mainly the result of snow-laden wind depositing its load in calm areas, usually associated with barriers. The area of snow-covered terrain from which prevailing winds pick up snow are termed "snow reservoirs". The areas where snow accumulates as a result of obstructions may be referred to as "snow traps".

In Regina the predominant winter wind directions are north northwest and south-southeast. The north northwest winds travel over the city, which effectively slows it down at the lower levels and reduces its snow-load. Winds from the south southeast blow unimpeded across the ancient lake bed prairie before reaching the site. There is therefore a minor snow reservoir behind the north northwest winds and a major snow reservoir behind the south southeast winds.

An important function of buffer edge landscape belts is to form a first line of defence to reduce wind speed and protect the interior of the development. If this wind break is non-porous and continuous from the ground up, as with the use of coniferous plantings, an effective wind break "shadow" is created approximately 15 times the height of the planting. Snow is dumped in this "shadow". Where it is critical to limit the depth of snow accumulation due to drifting, the profile of the wind break should present an abrupt face on its windward side, effectively redirecting snow-carrying winds upwards. Such an abrupt profile also initiates snow dumping of greater depths immediately against its leeward side, and an even, shallow distribution on the areas further downwind.

There is a mild eddying turbulence immediately below the winds passing over the windbreak "shadow", which lifts deposited snow particles up to zones of higher wind speed, thus carrying some of the deposited snow further downwind and redepositing.

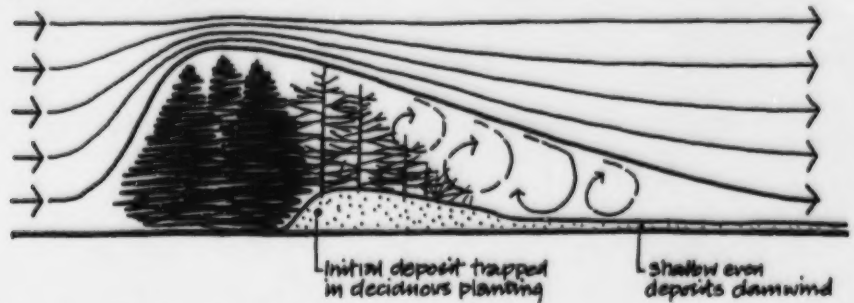


113. Wind Shadow Partly Neutralized by Leeward Turbulence



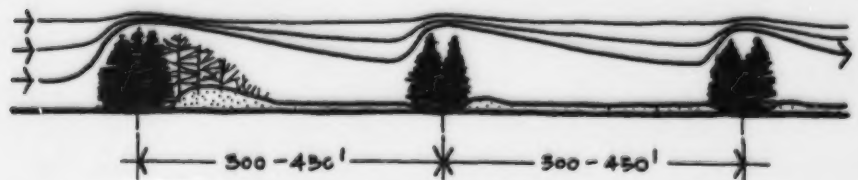
114. Wind Directions and Snow Reservoirs

This eddying phenomenon may be combatted by introducing deciduous planting in the leeward snow dumping zone which breaks up the turbulence and holds the snow, thereby preventing it from relocating further downwind on the critical areas.



115. More Effective Windbreak Composition

This will also result in an even distribution of deposited snow downwind from the break, especially if succeeding windbreaks occur within the 15 times height dimension (approximately 450 feet when mature spruce reaches the height of 30 feet).



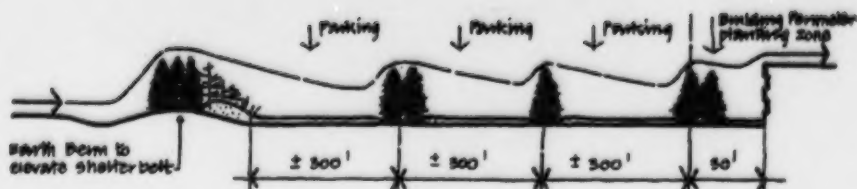
116. Successive Windbreaks for Even, Reduced Deposits

Ideally, a series of windbreaks should be planted to the southeast of the site that will "shake" the snow out of the laden winds before reaching the site. Wind speeds increase around openings and corners of buildings which create alternate scouring and deposits. Accordingly, the perimeter barrier should be continuous. Where gaps are necessary, the "corner effect" may be reduced by stopping the coniferous planting well back of the opening, and planting with deciduous trees progressively smaller towards the opening so that these act as a snow holding area.

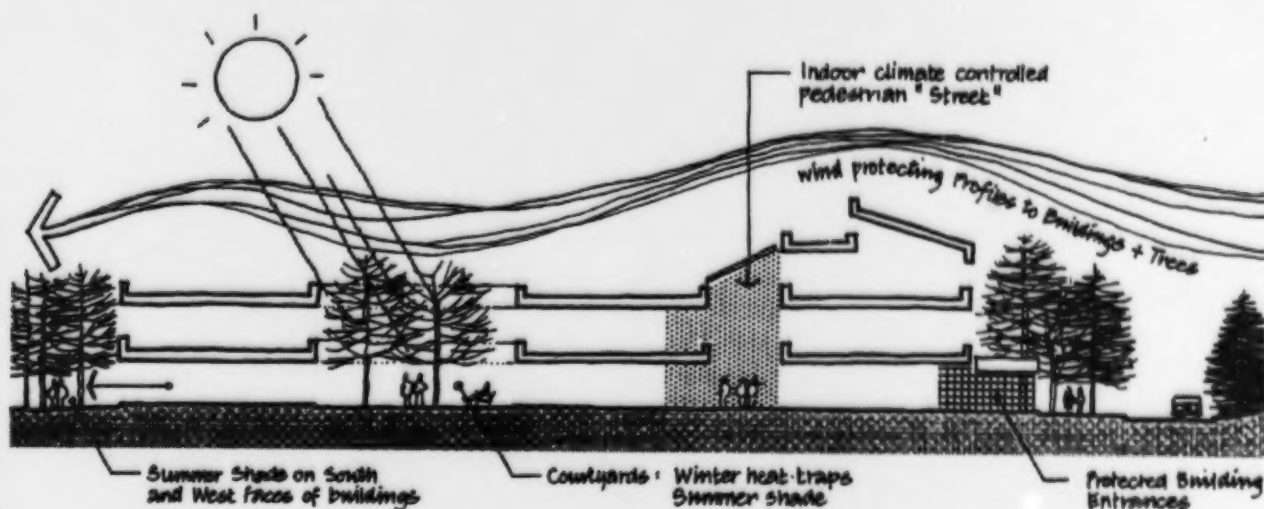


117. Snow-trapping Zones Around Openings in the Perimeter Windbreak

In order to allow space for wind and snow control landscaping around the corners of buildings and entrances, a 30-40 feet "planting zone" should be provided as an immediate perimeter to the building.



118. Section Diagram of Windbreak Sequence



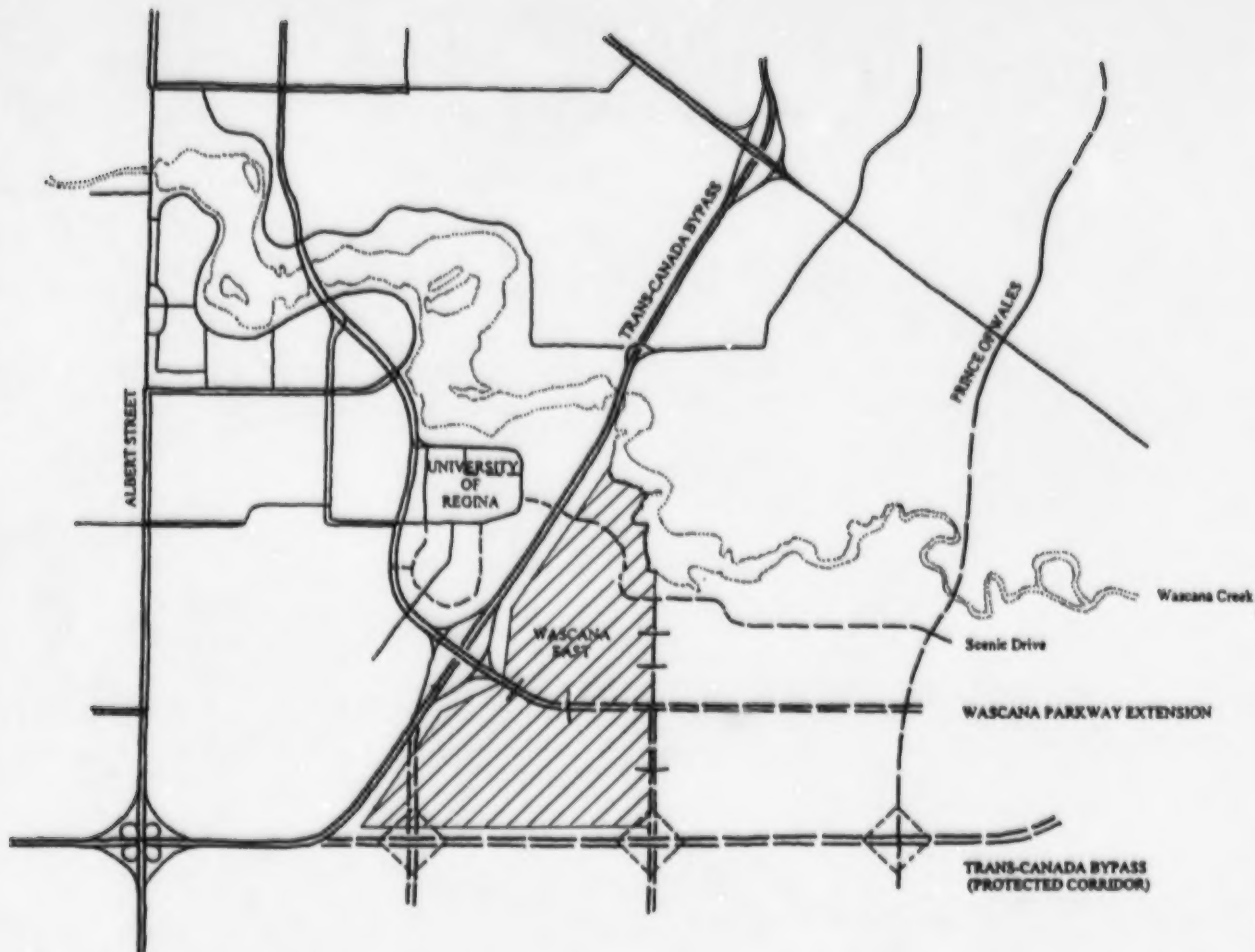
119. Response to Climate Guidelines for Built Form

Arterial Roads and Highways

The 1992 Plan shows an extension of Wascana Parkway north of the Federal Farm to connect with Prince of Wales Drive. There is now some discussion that the Federal Farm lands may become available for other use, in which case a more direct and logical easterly extension of Wascana Parkway could be accommodated. Tentative proposals have also been made to use such an alignment to allow Trans-Canada Highway traffic to utilize such a route until a more complete circumnavigation of the City could be built.

The important point for Wascana Centre is to ensure that any realignment of Wascana Parkway continue to permit access both north and south to the Wascana East lands, the planning of which would be severely compromised if it became a limited access highway east of the interchange.

By way of example, one possible future primary road alignment is shown overleaf.



120. Possible Future Primary Road Alignment

4.9 Composite Demonstration Plan

The accompanying illustration brings together the development area plans described in this section into a composite drawing referred to as the **Demonstration Plan**. Larger scale copies are available upon request. The Demonstration Plan, in model form, can also be viewed at Wascana Place.



121. *Composite Demonstration Plan*

Section 5

Urban and Rural Context

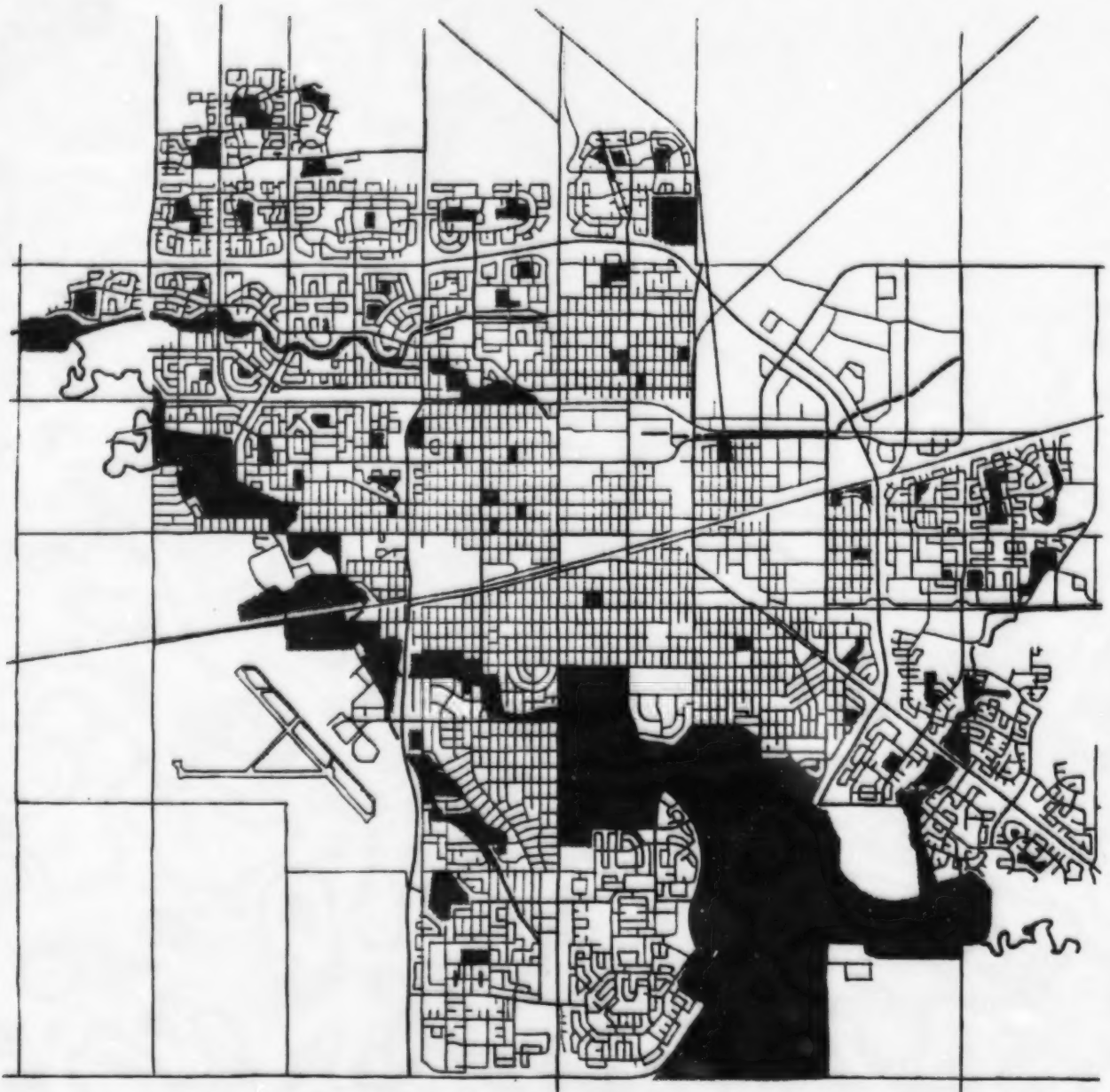
This section discusses Wascana Centre in relation to its neighbours, including its role in larger open space and circulation systems as well as the current and potential impacts of continuing urban development.

The recommendations put forward in this section are to be regarded as positions which should invite discussion between the Authority and relevant agencies, and not as part of the Master Plan proper. The resolution of the issues discussed requires reciprocal action between the Wascana Centre Authority on the one hand, and City, Rural, or Provincial jurisdictions on the other.

5.1 Part of a Green Space System

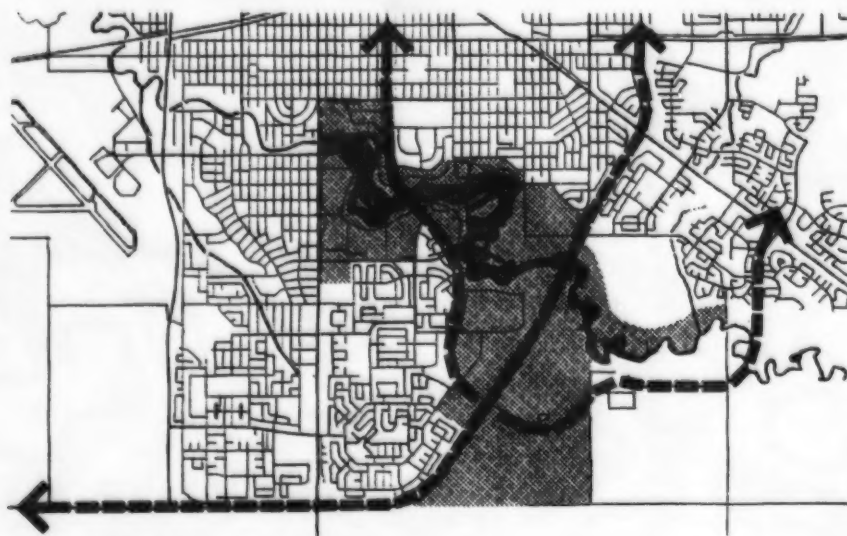
The landscapes in and beyond Wascana Centre should support the development of a continuous system of linked green spaces.

Wascana Centre is part of a network of green spaces within the City that is largely related to regional water courses like Wascana Creek and Pilot Butte Creek. Together with Wascana Centre, this continuous green space network offers the city a broad range of park-like places linked by walkways and bicycle routes.



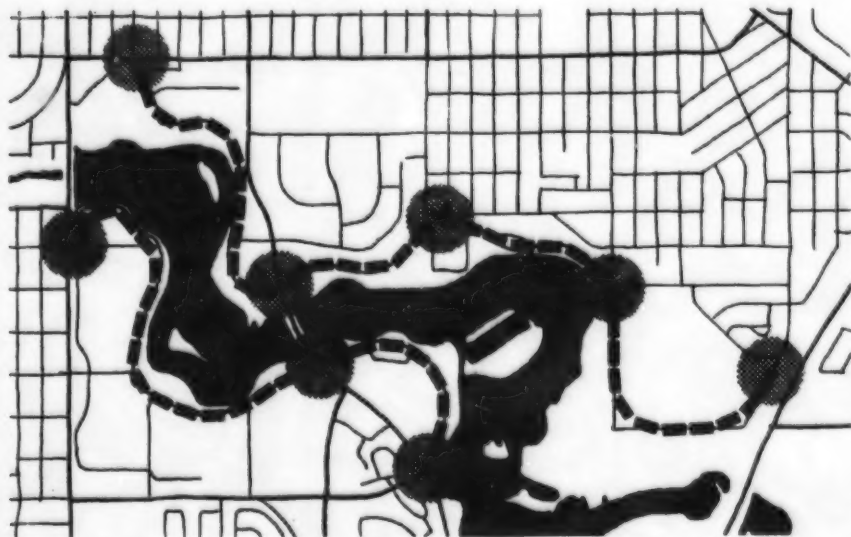
5.2 Continuity of Circulation

Wascana Centre, as an integral part of the City, carries through traffic of various kinds. At one end of the scale, vehicular traffic with no direct interest or destination in the Centre travels through the Centre along the Trans-Canada Highway and along Wascana Parkway. These routes are excluded from Wascana Centre's territory.



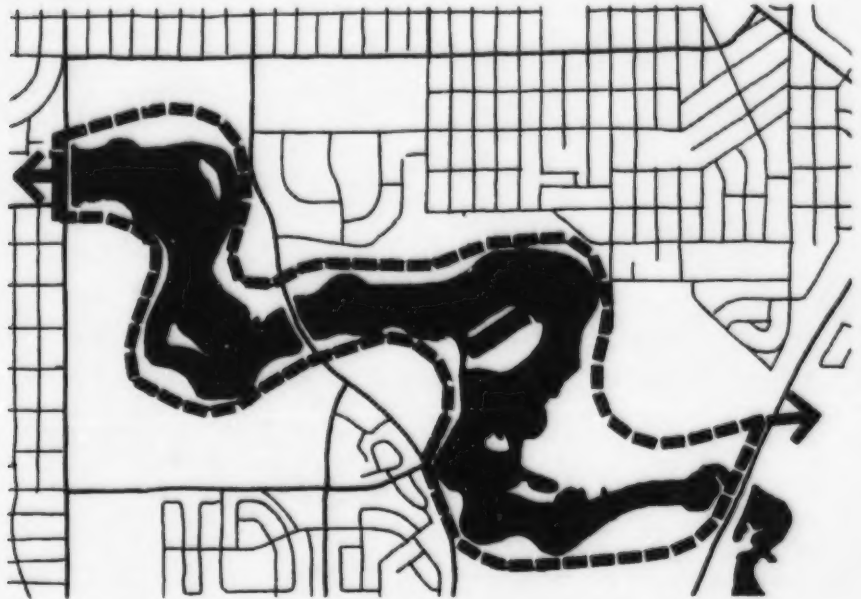
123. Through Routes

At the next level, the Centre's scenic drives are connected to streets in the City's road system at a number of points. The development of these connections and of the streets beyond should encourage recreational traffic while discouraging through traffic, except where the Centre's scenic drives connect to scenic drives beyond its boundaries.



124. Scenic Routes

Bicycle, ski, and pedestrian trails are connected to similar trails in the rest of the City so that continuity, or 'through traffic' is encouraged. In particular, two trails, one north and one south of the lake, should form continuous links to City trail systems to the east and to the west of the Centre.



125. Trails

5.3 Connections to Downtown

Wascana Centre extends from the south eastern boundary of the City to within four blocks of the central business district in the heart of the City. The long-standing objective to more fully link the Centre with the heart of the City is increasing in importance as the revitalization and repopulation of adjacent residential areas continues.

The city streets, and north-south streets in particular, are key to providing physical and visual connections between downtown and the Centre. The ability of these streets to act as connectors could be reinforced in a number of ways.

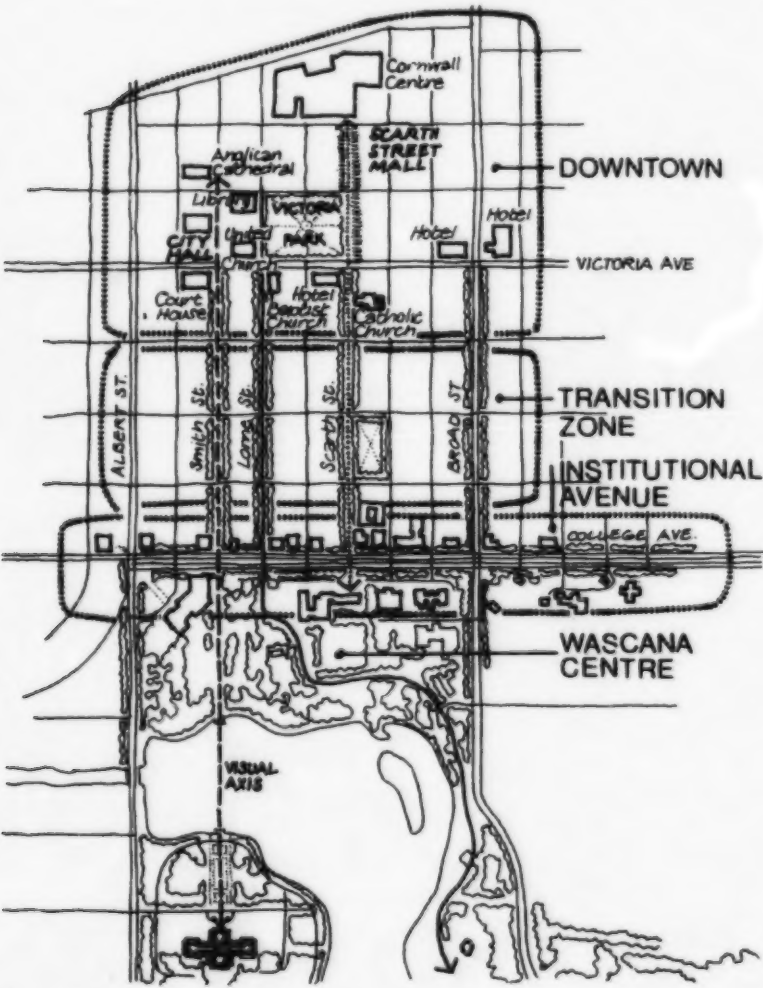
The two major entries to downtown from the south, Broad Street and Albert Street, should be treated as tree-lined boulevards, extending into the downtown area the ceremonial character these streets presently exhibit adjacent to Wascana Centre. It should also be a goal to make these streets more comfortable for pedestrians through the use of widened sidewalks, distinctive paving, street trees, coordinated lighting and furnishings.

Street improvements with a special emphasis on pedestrian use and amenity could also be extended along the present Scarth Street Mall from Cornwall Centre to Wascana Centre.

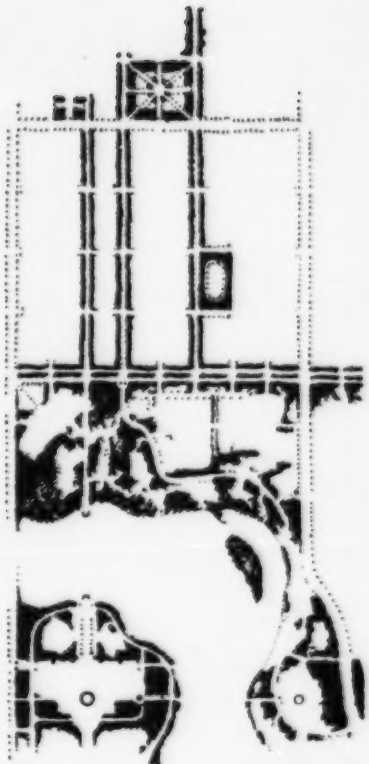
The visual axis of the Legislative Building along Smith Street to City Hall should be reinforced. Lorne Street and Wascana Drive should be axially aligned to form a continuation of the scenic drive into the downtown.

The present character of College Avenue as a grand avenue derives from the stately trees, generous lawns and well designed old buildings flanking the street. This dignified character can be further strengthened through active landscape maintenance and by requiring that new development respect the street's established scale and building pattern.

Due to its scale and width, College Avenue can, however, inhibit pedestrian movement between the Centre and the downtown. This can be alleviated through the careful design of intersections with particular attention being paid to lighting, line-painting, pedestrian paving and signage. Consideration should also be given to the development of additional on-grade pedestrian corridors at strategic locations. For both practical and aesthetic reasons, overhead pedestrian crossings are not recommended.



126. Downtown Connections

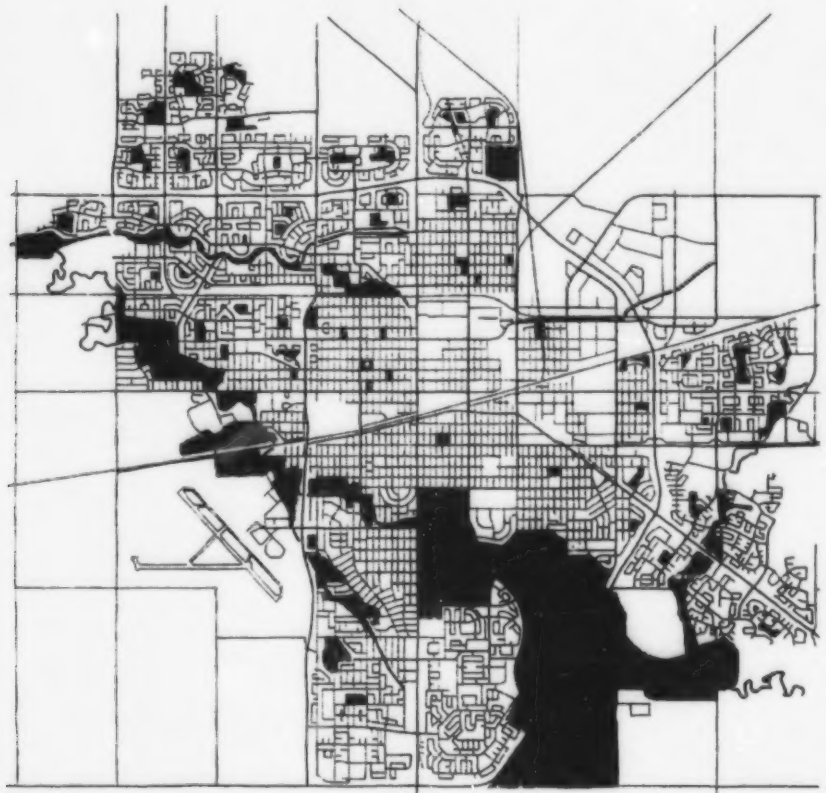


127. Linkage Pattern: Wascana Centre to Downtown

5.4 Connections to Residential Neighbourhoods

Major open space and street linkages that serve the city as a whole and the region should be supplemented by strong visual and physical connections between the Centre and adjacent neighbourhoods. These are necessary to provide access at the local level, to encourage fuller utilization of the Centre's resources and to meet the recreation needs of those living closest to it. Emphasis here should be placed upon developing effective pedestrian and bicycle connections to reduce the number of vehicles in the Centre and discourage incidental through traffic.

Although the "permeability" of the Centre's edges relies heavily on the pattern of internal roadways and walkways, optimum continuity may require modifications to routes outside the jurisdiction of the Authority. Boundary roadways should have clearly marked pedestrian crossings, sidewalks and walkways leading into the Centre should be generous and well-lighted, and new connections should be developed where adjacent communities are not currently well served.



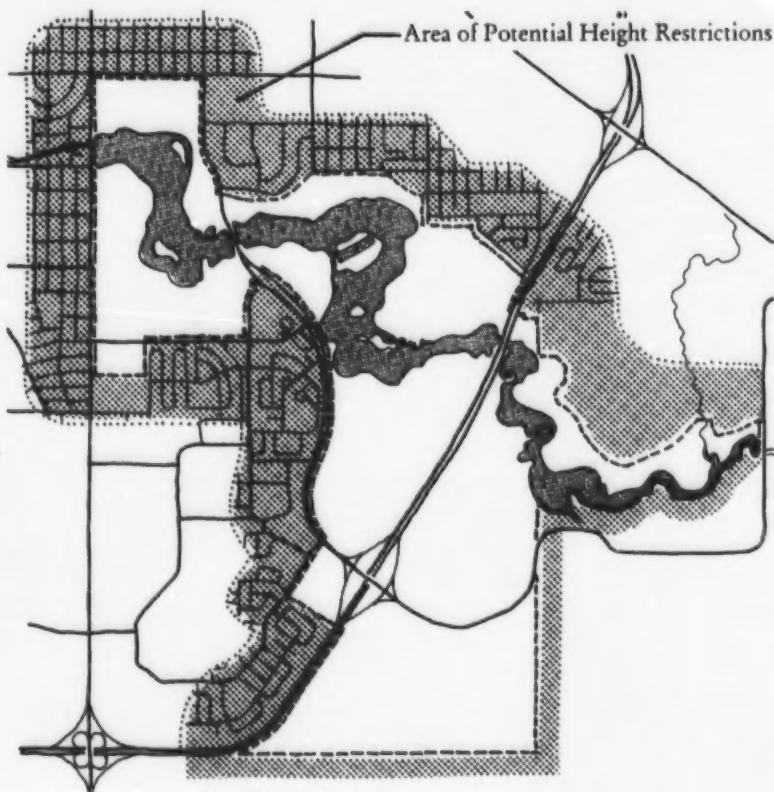
128. Neighbourhood Connections

5.5 Visibility of Surrounding Development

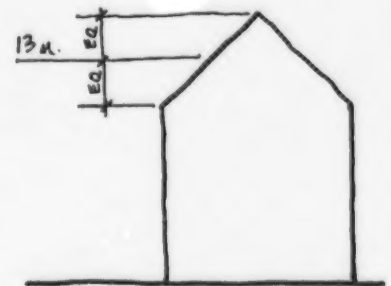
An important aspect of the recreational value of Wascana Centre is its primarily natural character which is experienced against the urban qualities of the surrounding City. From most places within Wascana Centre, one's view is focussed on natural elements, and bounded by a skyline or horizon of trees. Because there are few, if any, other places in the City where this occurs, this aspect of Wascana Centre should be jealously guarded.

In order to preserve this important feature, the heights of buildings near the edges of Wascana Centre should be limited. The accompanying diagram identifies those areas around Wascana Centre where views from within are critical and where, therefore, new buildings should be limited to 13 metres high, so that they will fit within the average height of the mature trees in the Centre (see also Section 3.11 "Height Limits").

Some leeway could be given to buildings with pitched roofs, so that the halfway point of the pitch could reach 13 metres, to a maximum ridge height of 15 metres.



129. Area of Potential Height Restriction

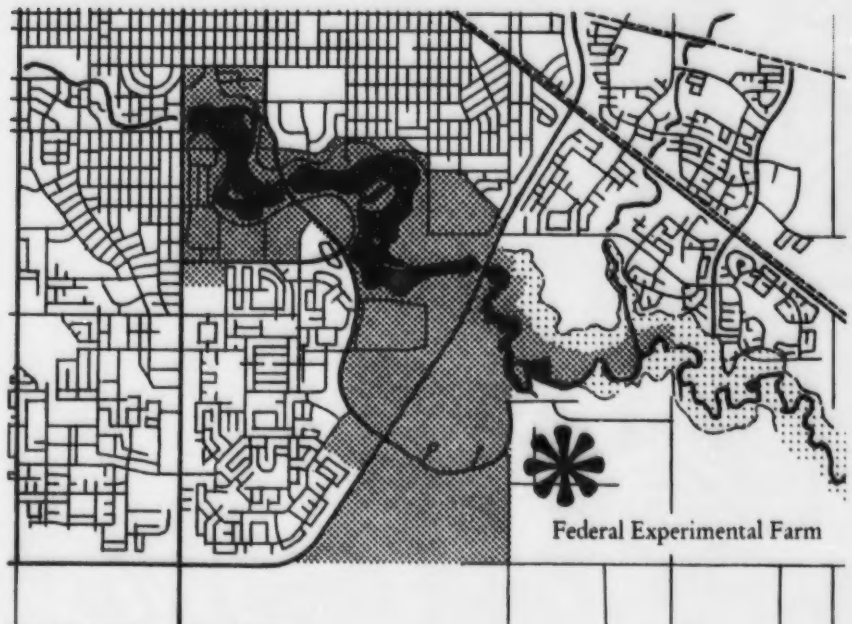


130. Measurement in case of Pitched Roofs

5.6 Federal Experimental Farm

The anticipated closure of this facility will release an extensive land resource for other uses. Being adjacent to the Centre, the future of this land is of great significance. If, as is quite possible, the lands are incorporated into the City of Regina and developed for urban uses, Wascana Centre should collaborate with the City to ensure the development of a supportive relationship between the two uses. Issues that should be considered include:

- **Circulation:** A road network should be developed that will discourage movement through the Centre except on roads intended for through traffic. The extension of Prince of Wales Drive to Wascana Parkway will be essential if this development proceeds.
- **Servicing:** Upgraded utility corridors through the Centre and/or across Wascana Creek may be required to service development on these lands. These should be routed to minimize disruption to existing landscapes and other development, and to the wetlands within the floodplain.
- **Visual Quality:** Low-rise development forms coupled with appropriate landscape treatments should be established to protect views into and out of the Centre.
- **Demand for New Recreational Opportunities:** A population concentrated in this area will create new demands for nearby parks and athletic facilities and will intensify use of the Wascana Creek floodplain. This can be beneficial to the Centre if it stimulates the development of areas in Wascana East which are currently under-utilized, but it should be carefully planned to protect long range development options, particularly in the Reserve south of Wascana Parkway.

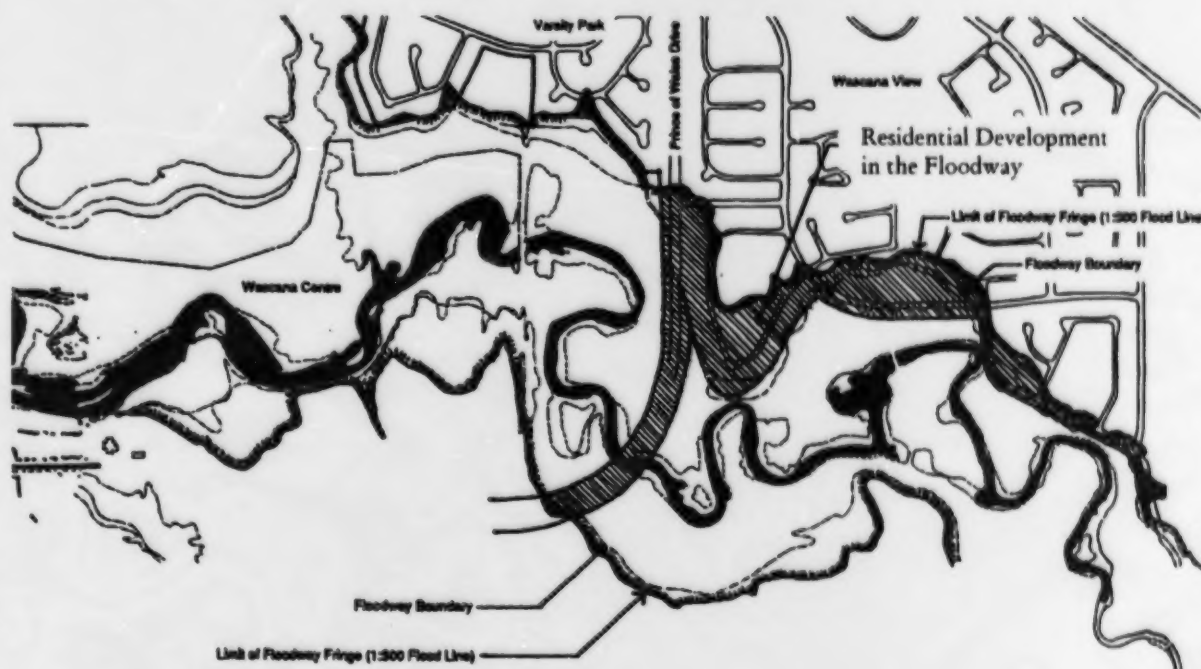


131. Federal Experimental Farm

5.7 Upstream Conditions

Wascana Lake, the focus of Wascana Centre, was formed by the damming of Wascana Creek, a small meandering stream with many tributaries and a large drainage basin. The water quality of the lake, so crucial to the Centre, is considerably influenced by upstream conditions.

The recent and continuing residential development occurring in the south-east quadrant of Regina is having a significant impact upon the upstream portions of Wascana Creek. The alteration, through filling, of the Flood Plain to accommodate road construction and to create additional developable land is resulting in an increasing loss of stream related open space and natural wetland habitat, and may well cause detrimental changes to the flow and quality of water entering Wascana Lake.



132. Upstream Development in the Flood Plain

Consequently, Wascana Centre Authority is currently concerned that future development take into adequate account the preservation of recreational and environmental resources adjacent to Wascana Creek. Effective development controls are required now to ensure that adequate stream related lands are reserved to meet the needs of generations to come for recreational resources of all kinds. It is clear that the same planning and foresight which led to the establishment of Wascana Centre itself should now be brought to bear upon the upstream reaches of Wascana Creek.

Consideration should be given to establishing a Wascana Creek Reserve which would be set aside and reserved for both wetland preservation and recreational development. In order to clearly identify the limits to urban

development, the Reserve would be instituted prior to the annexation of land by the City and its release for development. Since a number of different jurisdictions are involved, the establishment of a Wascana Creek Reserve might best be accomplished through a joint conference to reach agreement on first principles. The plan below illustrates the possible areas involved.

Since the pressure upon existing stream related lands is a product of urban development rather than of agricultural use, establishing the boundaries of a future Wascana Creek Reserve would have no effect upon existing land uses. Current flood plain controls should be sufficient to protect the environment while it remains agricultural.

However, before land is annexed by the City of Regina, the extent of urban development would be determined and limited by the boundaries of the Wascana Creek Reserve. At the time of annexation, appropriate controls would be applied to the development of the Reserve itself. These controls would not only govern the planning and design of the Reserve, but also specify the techniques and responsibilities for ongoing maintenance and management.



133. Possible Limits of a Wascana Creek Reserve

Section 6

Implementation

The Wascana Centre Plan is implemented primarily through the actions of the Province, City or University, as the individual partners of the Authority. The Authority itself also initiates projects, particularly landscape improvements. It can also act as a convenient vehicle for bringing together stakeholders on larger issues. This section contains a description of the review process, and a list of recommended initiatives to be undertaken or encouraged by the Authority.

6.1 Design Review of Proposed Improvements

Wascana Centre is both parkland and a set of linked development sites. It is governed by an authority whose express mandate is to develop both the landscapes and the buildings in it to the highest degree of quality possible. It seeks to do this in two ways: through the establishment of a master plan to which all development must conform, and through review of development by architectural, landscape and engineering advisors and design committees.

These committees have a regulatory role because they advise the Authority whether or not to *approve* a given design. An equally important role is to *collaborate* with the proponents and their designers in the development of projects which meet high architectural and engineering standards. For this latter reason, designs must be discussed at the early stages, when suggestions for improvement can be more readily incorporated. It works against the mandate of the Authority if proponents wait until there is little flexibility left in the design process.

Approval Category: Major and Minor Improvements

A proposal, or development, whether of a landscape, architectural, signage, utility, or engineering nature is called an "improvement" by The Wascana Act, which requires that before any project can proceed, it must be approved by the Authority, after it has received recommendations from its advisors. The Act also permits the Authority to delegate approval powers to its staff. Accordingly, proposed improvements are classified as either "major" or "minor".

Major improvements are either approved or denied by the Authority members after they have received the advice of the appropriate committees and/or advisors. *Minor improvements* are approved or denied by Authority staff.

The judgement as to whether a proposed improvement is "major" or "minor" is made by staff in consultation with committee chairs or advisors, based on an assessment of whether it may appreciably affect the public interest, or make a material difference to the quality of the Wascana Centre environment.

If the project is considered minor, staff will advise the proponent and proceed with the approval process. Decisions made under the Authority's delegation in this way will be reported to the Advisory Committees and the Authority members.

Summary of Review Process

Major improvements must undergo review, discussion and approval or denial at the following stages:

- Statement of Intent
- Preliminary Design

- Design Development
- Pre-construction

Minor improvements, whether of an engineering, landscape or architectural nature, may collapse these stages into one application.

Proponent, Staff, Advisors, Committees and their Roles

Proponent

The role of the proponent is to initiate an improvement, assemble a professional team capable of designing it so that it enhances Wascana Centre, seek approval, and work collaboratively with the Authority's staff and advisors at timely intervals toward a satisfactory implementation.

Wascana Authority Staff

The role of professional staff is to decide whether the project is major or minor, explain the review and approval process with proponents, work with them to establish a review and discussion timetable, record and communicate the results of meetings, and provide comment on the functionality and quality of the proposed improvements. In the case of minor improvements, staff is responsible for approving or denying the proposal.

Architect-Planner

The role of the Architect-Planner is to prepare the master plan for the Centre and to advise as to whether a proposal is consistent with the master plan. Consistency with the plan is determined by whether a building or landscape element of the same general scale and location is contemplated in the current master plan, and whether the proposed use fits the purposes of the Centre as defined by the Act. If the proposal is not consistent, the Architect Planner advises the Authority whether a major or minor amendment to the plan would be required. Major amendments are those which change the Plan sufficiently to warrant public consultation. Minor amendments are those proposing alternatives which should have no appreciably greater negative public impact than the original plan.

Landscape Advisor

The role of the Landscape Advisor is to review all major landscape proposals. The advice may come as part of the architectural design review.

Engineering Advisory Committee

The role of the Engineering Advisory Committee is to review and comment on major infrastructure improvements and the engineering aspects of a proposed building. The Committee will check whether appropriate professional engineering expertise has been applied to the design of site and project servicing, and that the design is sensitive to operation and maintenance impacts, particularly where those for which WCA crews

will be responsible. Where a project does not appear (as determined by staff) to have broader landscape, architectural, or urban design implications, the Committee will review the proposals alone. In cases where engineering is integrated with a larger project, the review is generally undertaken together with the Architectural Advisory Committee. The Committee advises the proponent about both mandatory and non-mandatory modifications and advises the Authority as to whether proposals should be approved and/or whether modifications should be made.

Architectural Advisory Committee

The role of the Architectural Advisory Committee is to review major architectural improvements and to enter into dialogue with the project designers in a collaborative process which is intended to improve the quality of the project through outside design critiques. The Committee advises the proponent about what it considers mandatory requirements, and may also provide non-mandatory suggestions. It advises the Authority as to whether proposals should be approved or not, and/or whether any modifications should be required.

Heritage Property Advisory Committee

The role of the Heritage Property Advisory Committee began with the identification of buildings and structures in the Centre which they perceived to have heritage value (see Section 3.4). In cases where it is proposed that any of these buildings be demolished, the Committee advises the Authority on whether or not approval should be granted. As well, the Committee is mandated to advise the Authority on other heritage issues that may arise.

Statement of Intent and Project Timetable

When an improvement is contemplated, and before design starts, the proponent will discuss the idea of the project and its possible timing with Wascana Authority staff, so as to receive feedback about whether the project would be permitted in Wascana Centre, whether it might be deemed "major" or "minor", the kinds of contribution it can make to the Centre, and the sort of collaborative process aimed at developing a design which meets the standards of the Centre.

At this time, the proponent submits a *Statement of Intent* describing, in general terms:

- i) the type of facility proposed;
- ii) the use to which it will be put;
- iii) its location; and
- iv) a target timetable for design and construction.

Wascana Authority staff determine if the proposal is a master planning issue, and if so, it is reviewed by the Architect/Planner who advises whether the intent conforms to the Master Plan, and if not, whether a major or minor amendment would be required.

Staff, in consultation with the appropriate advisor or committee chair, also decide on whether the project constitutes a "major" or "minor" improvement.

The *timetable* is set jointly by the proponent and staff, and notes target dates for each stage of the review and approval process. Any revisions to the target dates made by the proponent are forwarded to Authority staff as they are made. The staff will audit the progress of the project by referring to the timetable, in order to flag conditions which could lead to the proponent's internal design decisions proceeding too far ahead of the review process. The time to review a project is before it has been solidified at each stage, so that the benefits of outside review can be incorporated as the design progresses.

The Authority will not give approval to the intent of the proposal before at least a preliminary timetable has been worked out between the proponent and the Authority staff.

Preliminary Design Stage

For major projects, the proponent and the design review committees will discuss the preliminary design approach for the project, either in a meeting or through comment on forwarded materials. In order to properly assess the quality and effect on Wascana Centre as a whole, the presented material should include:

- i) a site plan showing its general context and locating it in the current master plan;
- ii) photographs of the site and surroundings;
- iii) architectural plans, sections and elevations;
- iv) conceptual engineering systems;
- v) conceptual landscape plan; and
- vi) perspective sketches and/or a study model or maquette, sufficient to understand the massing and form as well as relationship to the site and surroundings.

It is usually beneficial to show early sketches or working models as they are made, rather than waiting to assemble a full presentation package, which can be provided later. The committees are not necessarily looking for finished work at this stage. Preliminary design should come to the Committee long before the proponent hopes to set a "design freeze" to the project. The meeting should be considered a working session. While the committee's primary responsibility is to ensure quality of design through its approval advisory function, the desire of the Authority is also to provide an extra dimension to the owner and consultant design team by adding the contribution of the advisory architects, engineers and landscape architect.

Committee comment at this stage may include approvals or disapprovals, but more generally will simply consist of suggestions or concerns to be addressed for further design development.

Design Development Stage

Prior to finalizing the "design freeze" stage leading to construction drawings, the proponent and design committees consult a second time. Presentation materials include more advanced versions of the checklist above.

Committee comment at this time will include recommendations as to whether the Authority should approve the project in whole or part, or whether revisions should be made. The project's "design freeze" can only occur once this approval is obtained.

Pre-Construction Stage

Prior to bid, pertinent construction documents (i.e. significant floor plans and elevations) are reviewed by the Authority staff and/or their advisors to determine that the project, as put out to tender, is in conformance with the design as approved.

Architectural Competitions

Architectural design competitions take a proposal to the schematic design stage. The winning proposal is selected by a jury composed of an owner's representative and the members of the Architectural Advisory Committee or by a panel of architects recommended by the committee. Once selected, the normal collaborative review and approval process continues through later phases.

Development Proposal Call Procedures

Developer proposal calls are not encouraged. If they are chosen as a method of project delivery, design guidelines, approved in advance by the Authority, will be a primary feature of the selection criteria for the winning proposal. Site planning, architectural and engineering quality standards must be resolved to the satisfaction of the Authority as a precondition to approval.

Project Delivery Through Project Management

The term "project management" usually refers to a process by which components of the building are designed and bid separately in sequence. The design process starts in the regular way, to an early "conceptual design freeze" for the overall building organization, followed by sequential design development and construction documentation of various components. The review process is therefore similar for the *Statement of Intent*, and *Preliminary Design* stages. The *Design Development* and *Pre-construction* stage requirements will then apply to each separate component. Presentation material for each component will include the overall conceptual design, and any changes to it, to act as a context for the review.

Once the first construction contract is let under Project Management, the momentum toward completion is so great that a rational review process

is overwhelmed. It is therefore critical to allow sufficient time for the review process to operate effectively prior to letting any construction contract.

6.2 Wascana Centre Authority Initiatives

General Considerations

Quantity and Quality of Lake Water

- Develop a viable system of lake excavation, aeration and weed control to increase depth and quality.
- Seek secure funding for lake improvement.

Use of the Lake

- Restrict active recreational water use to the lower pond;
- Restrict the upper pond for wildlife and educational use with limited passive recreational use and canoeing on off-breeding seasons.
- Improve the land-based support facilities for lake use including improved boat storage and finish line facility on the lower pond and a waterfowl interpretation centre, canoe launch dock, and a boardwalk over the flume bridge on the upper pond.

Scenic Drives

- Realign McDonald Street and Assiniboine Avenue in Douglas Park so that together they form a smooth and continuous extension of Wascana Drive.
- Realign the intersection of Wascana Drive at Park Street to discourage speeding and joy-riding.

Trail System

- Reinforce and extend the continuity of the pedestrian trail system.
- Construct an underpass at Broad Street Bridge.
- Connect the trails north and south of the lake adjacent to the Albert Street Bridge.
- Connect the trails north and south of the lake over the old Saskatchewan Power aqueduct.
- Extend the trail system in the Wascana Hill and Arboretum area.
- Provide a connection above or below the Trans-Canada Bypass to link the University Main Campus with Wascana East.

- Establish a bicycle route system connecting into the City system to include two primary routes, one south and one north of the lake. Emphasis should be placed on completing the south route first.

Edge Conditions and Gateways

- Develop buffer edges where the Centre abuts private residential properties and back lanes.
- Establish a gateway with architectural and landscape treatment at a realigned Wascana Drive and College Avenue.
- Establish a gate marker (possibly a carillon) at the entrance to Legislative Drive from Albert Street.

Development Areas

Legislative Grounds

- Continue development of a park and mall between the Legislative Building and the Meadow.
- Develop a pastoral park on the site of the west parcel nursery.
- Redevelop Old Broad Street north of 23rd Avenue as a pedestrian trail.
- Incorporate a lookout and race finish line facility on the old Broad Street abutment and carry out erosion control.

South of College Avenue

- Continue to establish an axial vista to the Legislative Building through selective removal and replanting.

Goose Hill Park/Family Parkland

- Establish a strong treed canopy transition to the park from adjacent residential streets.
- Establish a planted buffer adjacent to residential lots.
- Construct a waterfowl interpretation station and canoe launch dock.

Douglas Park/Arboretum

- Complete Wascana Hill.
- Encourage the development of an arboretum and conservatory south of Douglas Park.

6.3 Encouragement of Initiatives by Others

Development Areas

South of College Avenue

- Encourage utilization of the Qu'Appelle Diocese Lands in ways which are compatible with the purposes and character of Wascana Centre.

Wascana Headland

- Reinforce the marina, restaurant and boathouse with an arts and entertainment building projecting out over the water as well as lake user club facilities.

University of Regina Main Campus

- Develop a University Mall between the Academic Green and Research Quad.

Wascana East

- Encourage the development of a Wascana East Plan.
- Plant landscape buffers to ameliorate the impact of winter winds.

Urban and Rural Context

Visibility of Surrounding Development

- Encourage 13 metre height restrictions in surrounding areas to reduce the visual impact of high rise buildings from within Wascana Centre.

Connection to Downtown

- Encourage the development of College Avenue as a grand avenue with low-scaled buildings and regular boulevard tree planting on both sides.
- Encourage special landscape and urban design provisions for the north-south streets: Smith as an axis to the Legislative Building; Lorne as an entry to Wascana Park; Scarth as the continuation of the Scarth Street Mall; and Broad as a continuation of Wascana Parkway.

Upstream Conditions

- Initiate discussions (to include the Province, Rural Municipalities and the City) on the creation of a Wascana Creek Reserve to protect upstream areas.